

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 2

Whaley Citrus Packing House  
Rockledge, Brevard Co., Fl.

cents to one dollar more per box than any other Florida brand. Rockledge became one of the leading citrus producing communities in the state. Of the 60,000 boxes of citrus produced in the Indian River region in 1890, 50,000 came from groves in and around Rockledge.

The extension of the Florida East Coast Railroad, with its direct rail connections to the northeast, to Rockledge in 1893 promised to spark an even greater period of expansion in the local citrus industry. However, the "Great Freeze" of 1894-1895 devastated local orange groves and other crops that were the economic life blood of the community. Most of the grooves in North Florida were completely destroyed. Although the Indian River region suffered less than communities further north, nevertheless, citrus production in the area was severely damaged. Because of the lack of fruit, thousands who worked for railroads and shippers also lost their jobs. While the large growers, with ample capital to weather the lean years that followed, were able to recover much of what they had lost by the turn of the century, many smaller grove owners were ruined and forced to leave the area.

Although the Great Freeze had been disastrous in the short term, as citrus growers recovered, the Indian River soon regained its reputation as the best citrus producing region in Florida. With the commercial citrus industry in North Florida decimated, a number of growers from that region moved to the Indian River area. By 1900, Brevard had once again become one of the leading citrus producing counties in Florida. During the early decades of the twentieth century several large citrus packing plants were constructed in the Cocoa-Rockledge area. Among them were the E.P. Porcher Citrus Packing House, the Rockledge-Cocoa Packing House, and the Cocoa Merritt Island Citrus Association Packing House (none of these are extant).

The success of the citrus industry throughout the 1920s proved to be an added incentive for those seeking property in the area during the Florida land boom. The collapse of the land boom in 1926, however, seriously dampened the industry's prospects. The ensuing depression in the Florida economy hampered investment in the industry. During that period of economic instability many of the local packing houses went bankrupt and were forced to close. To make matters worse, a serious fruit fly infestation occurred in

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1929, affecting nearly three quarters of the state's citrus trees and destroying much of the local crop. An embargo was placed on fruit infested areas and all trees that showed evidence of the fruit fly were burned. Production levels fell sharply and the number of citrus farms fell from a boom time high of 24,500 to 19,800 in 1930. State and federal agricultural agencies spent millions of dollars to eradicate the pest and the quarantine on Florida fruit was finally lifted in November 1930.

The reputation of fruit from the Indian River region was such that orange crates from all parts of Florida carried the words "Indian River." To stop this deceitful practice, a cease and desist order was issued by the Federal Trade Commission in 1930. To further protect the name and reputation of true Indian River region products, a grower's organization called the Indian River Citrus League was formed in 1931.

The citrus industry was able to rebound from the Depression years and from the fruit fly infestation through the aid of New Deal agricultural programs. An aggressive marketing and advertising campaign was undertaken by the state government in 1935 to further enhance the reputation of Florida fruit in northern cities. The greatest boost to the citrus industry came after the United States entered the World War II. Between 1942 and 1945 the federal government encouraged greater production and requisitioned all canned and processed fruits for military and lend-lease purposes. The military's needs also spurred the development of a frozen concentrate process that proved to be a major boost for the citrus industry.

The Whaley Citrus Packing House was constructed on the heels of the fruit fly infestation that plagued the state in 1929-1930. Marion S. Whaley was a prominent local fruit grower. In his groves near Rockledge he had developed a unique Red Tangelo. In order to facilitate shipping his product to northern markets, Whaley selected a site between U.S. Highway 1 and the Florida East Coast Railway to process and pack his fruit. From this location the fruit could be transported by truck or train and could also be marketed to passing tourists. The fruit originally carried the "M.S. Whaley" label. The packing house was enlarged several times and new machinery was added to meet the federal government's

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demand for fruit during World War II. The name of the packing house was changed to "Victory Groves" to reflect the patriotic part the plant played in the war effort. The packing house was owned by Whaley until 1960 when it was purchased by the present owners, the Sullivan Brothers. They have retained the "Victory Groves" name.

The center of Florida's citrus industry remains in the central and south portion of the state. Since the 1940s the industry has evolved from small family farms to large corporate operations. Today, over three-quarters of Florida's orange crop is made into frozen concentrate. The cultivation, processing and sale of citrus products continues to play a major role in the state's economy.

**ARCHITECTURAL CONTEXT:**

Vernacular architecture encompasses a wide range of architectural resources crafted without the assistance of a trained architect. Vernacular buildings utilize the construction techniques of lay or self-taught builders and are often amalgams of various traditions and styles, varying greatly in scale, shape and material. Such simply-designed buildings are often over-looked by the focus on structures that conform to specific stylistic categories. During the early stages of the industrial revolution in the United States, vernacular industrial buildings were usually constructed of wood frame or of brick. Steel framing became more widely used in the late nineteenth century, especially as the need to support heavy equipment grew.

Simple wood frame structures were commonly used in Florida's citrus industry and the Whaley Packing House is characteristic of this once prevalent vernacular type. The wood frame building is logically arranged to accommodate the various steps involved in processing fruit. This packing house, operating since 1930, retains much of the original machinery used to process and pack citrus fruit. The additions to the building do not obscure the historic character of the packing house.

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### BIBLIOGRAPHY

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- Divine, R. A. "The History of Citrus Culture in Florida 1565-1895." New Haven, Connecticut, 1952.
- Hopkins, James T. Fifty Years of Citrus. Gainesville: University of Florida Press, 1960.
- McPhee, John. Oranges. New York: Farrar, Straus and Giroux, 1966.
- Pritchard, James and Company. Descriptive Circular of Indian River. Titusville, Florida, 1885.
- Stone, Elaine Murray. Brevard County: From Cape of the Canes to Space Coast. Northridge, California: Windsor Publications, 1988.
- Tebeau, Charlton. A History of Florida. Coral Gables: University of Miami Press, 1980.
- Titusville Centennial Commission. Count Down in History, 1867-1967. Titusville, 1967.



Whaley Citrus Packing House

Name of Property

Brevard Co., Fl.

County and State

## 10. Geographical Data

Acreage of Property Approximately 1.5 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

1	17	528400	31131720
Zone	Easting	North	ing
2			

3			
Zone	Easting	North	ing
4			

☐ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Stephen A. Oussen/Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date Feb. 1993

street & number R.A. Gray Bldg., 500 S. Bronough telephone (904) 487-2333

city or town Tallahassee state Fl. zip code 32399-0250

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(Check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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VERBAL BOUNDARY DESCRIPTION:

Begin at a point on the southwest corner of the intersection of Magruder Avenue and U.S. Highway 1 South; then northwest along Magruder Avenue 300 feet to the right-of-way of the Florida East Coast Railway; then south along the right-of-way 480 feet; then southeast 270 feet to U.S. Highway 1; then north 430 feet along U.S. Highway 1 to the point of beginning.

BOUNDARY JUSTIFICATION

The boundary encompasses the property that has been historically associated with the Whaley Citrus Packing House. It includes the contributing packing house and the non-contributing office building.

NR listed 4/8/93

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Registration Form*Proposed*

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 18). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

## 1. Name of Property

historic name Marion S. Whaley Citrus Packing House *Green Quad 22KK.*  
other names/site number Sullivan Brothers Victory Groves Citrus Packing House

## 2. Location

street & number 2275 U.S. Highway 1 *N/A* not for publication  
city, town Rockledge *N/A* vicinity  
state Florida code FL county Brevard code 009 zip code 32956

## 3. Classification

## Ownership of Property

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

## Category of Property

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

## Number of Resources within Property

Contributing	Noncontributing
<u>2</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>2</u>	<u>0</u> Total

Name of related multiple property listing:

N/ANumber of contributing resources previously  
listed in the National Register 0

## 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the  
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

*Division 8B*

## 5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.  
☐ See continuation sheet.  
☐ determined eligible for the National  
Register. ☐ See continuation sheet.  
☐ determined not eligible for the  
National Register.  
☐ removed from the National Register.  
☐ other, (explain): \_\_\_\_\_

APR 2 1991

*Historical  
Resources*

Signature of the Keeper

Date of Action

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**6. Function or Use**

Historic Functions (enter categories from instructions)

AGRICULTURAL/processing

Current Functions (enter categories from instructions)

AGRICULTURAL/processing

**7. Description**

Architectural Classification

(enter categories from instructions)

OTHER/Frame Vernacular

Materials (enter categories from instructions)

foundation Concrete Piers

walls Wood

roof Metal

other Glass

Describe present and historic physical appearance.

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**PRESENT APPEARANCE:**

Exterior

The Sullivan Brothers Victory Groves Packing House is located on a polygonal-shaped, one acre parcel of commercially-zoned land between the Florida East Coast Railway and U. S. Highway 1 in Rockledge, Florida. The complex consists of two buildings, which house the machinery and offices of the plant.

Victory Groves Packing House is a one an one-half-story wood frame vernacular industrial building. It is constructed of heart of pine lumber known locally as "Merritt Island mahogany." The plan is irregular and consists of a number of intersecting units. The main block of the building has a moderately pitched side gable roof with exposed rafter ends (photo 1). A one-story cross-gable roof extension projects from the southeast corner (photo 2). The roof is clad with corrugated sheet metal. The exterior wall fabric is weatherboard. Fenestration on the main (east) facade consists of evenly spaced metal awning windows in the second story. The first story is pierced by three large bay openings and two windows on the northeast corner. A platform runs the length of the facade from the intersection of the one-story cross-gable roof extension. The platform is covered by a shed roof supported by square posts with Y brackets.

Significant features of the south elevation of the building include two shed roof extensions (photo 3). The windows are original double-hung sash with 6/6 lights. A loading bay with sliding door is located near the southwest corner of the elevation.

A large one-story gable roof shed extends from the rear elevation of the packing house (photo 4). It is sheathed with corrugated sheet metal and house several large loading bay openings. The extensions sits on a concrete block pier foundation.

The north elevation of the building is dominated by a large concrete block addition, which is used to store fruit before it is processed (photo 5). The concrete block addition is connected with a gable-over-gable roof extension, which projects from the main block of the building, by a flat roof. The space between the concrete block addition and the gable-over-gable roof unit is used as an entrance for trucks.

A number of additions to the original structure as the plant has expanded over time. These include two shed extensions on the south side, a one-story storage building on the west elevation, and a concrete block storage addition on the north side. Other alterations include the replacement of the original double-hung sash windows on the main facade and a large plate glass display window, which replaced the original facade of the one-story front-facing gable extension on the southeast corner of the building.

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Interior

The interior of the main unit of the packing house consists four basic areas. The walls of the interior are unfinished and exhibit exposed studs and ceiling rafters. The flooring is unfinished pine. The southeast corner of the building houses the gift shop, where oranges and other citrus products are sold (photo 6). A series of shelves line the woods and are used to exhibit citrus products. The offices of the plant manager and the citrus inspector are adjacent to the gift shop. Wholesale fruit is marketed out of the loading bay located on the south side of the building (photo 7).

The north half of the building houses the machinery used to process the fruit. The citrus packing process at Victory Groves consists of a series of steps. The fruit is transported from area groves by truck to the packing plant, where it is unloaded and stored in large crates. From there, the fruit is loaded onto a conveyor, which leads to a stripping machine that eliminates all extraneous branches and other foreign matter (photo 8). The fruit then travels through a series of machines where it is washed, dried, and buffed and waxed (photo 9). The fruit then goes through a separation process where workers cull rotten fruit and sort the remaining into two categories - Number 1 grade, which is sold loose at a higher price in the gift shop or transported for sale at supermarkets, and Number 2 grade, which is sold a lesser price to juice plants, canneries, and food chains (photo 10). After separation, the fruit is stamped and sized according to industry specifications. Finally, the fruit is boxed in cardboard cartons for shipment (photo 11).

### 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☐ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

INDUSTRY

Period of Significance

1930-1941

Significant Dates

1930

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

☒ See continuation sheet

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**SUMMARY**

Located between U.S. Highway 1 and the Florida East Coast Railway tracks in Rockledge, Florida, Sullivan Brothers Victory Groves Citrus Packing House is one of only a few known historic citrus packing plants still in operation in Florida. It is locally significant under National Register criterion A for its association with the development of the Indian River citrus industry during the 1930s and criterion C as an example of vernacular industrial architecture.

**HISTORIC CONTEXT**

The Indian River region of the Florida East Coast is internationally known for its citrus products. The history of citrus cultivation along the Indian River dates to before the Civil War, when Douglas Dummett arrived and planted the region's first orange grove. Dummett, a native of the Barbados, previously owned a sugar plantation on the Halifax River near Tomoka in Volusia County, Florida. He also experimented with orange cultivation there and perfected a hearty hybrid orange by grafting sour orange trees, which were first cultivated by monks during the Spanish Colonial Period, to sweet orange trees, which were originally developed by members of the Turnbull Colony at New Smyrna. Having served as a captain of a local militia during the Second Seminole Indian War, Dummett was able to acquire his property on the Indian River by taking advantage of the land distribution system for veterans under the Armed Occupation Act of 1842. The tract he chose to homestead was near Ft. Ann, on the east side of the river across from present-day Titusville. He brought his experimental trees with him from Tomoka, where they had barely survived a serious freeze in 1835. The warmer climate and rich soil of the Indian River area proved to be exceptionally well suited to orange cultivation. By continually expanding his groves Dummett was able to produce an estimated 60,000 oranges in 1859. He also contributed to the area's citrus development by selling budwood to other local growers.

Citrus cultivation in Rockledge began shortly after the Civil War when the first settlers moved into the area. Gardner S. Hardee, founder of Rockledge, and his brother Robert A. Hardee both planted groves on their homesteads, which they acquired in 1868. Hiram S. Williams, an early Rockledge settler who later served as a state senator, developed the Lawndale brand of orange and had the most extensive groves in the town during the late nineteenth century. In 1889 local growers helped to form the Florida Fruit Growers Association, which set prices and standards for orange shipments and promoted better citrus agricultural practices. Improved shipping in the form of steamboats and railroads reached the area during the 1880s and 1890s and greatly facilitated transport to northern markets. The Indian River orange became famous nationwide and brought from fifty cents to one dollar more per box than any other Florida brand. Together with neighboring Cocoa, Rockledge became one of the leading citrus producing communities in the state. Of the 3,000,000 boxes of citrus produced in Florida in 1890, 60,000 came from the Indian River region and 50,000 of those came from groves in Rockledge.

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The extension of the Florida East Coast Railroad, with its direct rail connections to the Northeast, to Rockledge in 1893 promised to spark an even greater period of expansion in the local citrus industry. The prevailing economic prosperity of the town, however, ended abruptly with the "Great Freeze" of 1894-95. The freeze devastated local orange groves and other crops that were the economic life blood of the community. Other severe freezes had been recorded in Florida in 1835 and 1886. But the 1894-1895 freezes were by far the worst. During the last days of December, 1894, a blast of arctic air entered the peninsula, causing record low temperatures. In Titusville the temperature dropped as low as eighteen degrees and barely rose above freezing during the following twenty-four hours. Although the Indian River region suffered less than communities farther north, growers nonetheless lost virtually all fruit that had not been harvested. The plight of the railroads and shippers was, however, even graver than that of the growers. Hundreds of cars and boats were left idle for a lack of fruit, and thousands of men lost their jobs.

Despite the loss of fruit, tree damage was relatively light during the December freeze and there was a certain amount of optimism among growers for a full recovery. The worst, however, was yet to come. In February, 1895 the state experienced another severe cold snap. Lulled by a warming trend that followed on the heels of the December freeze, trees in many groves had begun to bud. During the February freeze the sap which had begun to flow in the trees expanded causing trunks to virtually explode. Most of the groves in North Florida were completely destroyed. Those in the Indian River region were severely damaged, appearing to one observer as if they had been scorched by boiling water.

In Rockledge the deleterious effect of the freeze is measured by the drop in population from a pre-freeze high of 400 to about 272 by 1900. H.S. Williams, whose groves had produced 2,000 boxes during the year 1893-94, recounted that the number of edible oranges from his trees amounted to only ten after the freeze. While the large growers, with ample capital to weather the lean years that followed, were able to recover much of what they had lost by the turn of the century, many smaller grove owners were ruined and forced to leave the area.

Although the Great Freeze had been disastrous in the short term, many citrus growers recovered, and the Indian River soon regained its reputation as the best citrus producing region in Florida. With the commercial citrus industry in North Florida decimated, a number of growers from that region moved to the Indian River area. By 1900, Brevard had once again become one of the leading citrus producing counties in Florida. During the early decades of the twentieth century several large citrus packing plants were constructed in the Cocoa-Rockledge area. Among them were the E.P. Porcher Citrus Packing House, Rockledge-Cocoa Packing House, which later became American Fruit Growers, Inc., and the Cocoa Merritt Island Citrus Association Packing House (none of the above are extant). E.P. Porcher of Cocoa was the most prominent grower in the area during the 1910s and introduced a number of citrus processing innovations at his packing houses. The success of the citrus industry throughout the 1920s proved to be an added incentive for those seeking property in the area during the Florida land boom. A record 442,000 boxes of fruit were produced in the Indian River region during the 1924 season, outstripping by far the previous best year.

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The collapse of the land boom in 1926, however, seriously dampened the industry's prospects. The ensuing depression in the Florida economy hampered investment in the industry. During that period of economic instability many of the local packing houses went bankrupt and were forced to close. To make matters worse, a serious fruit fly infestation occurred in 1929, affecting nearly three quarters of the state's citrus trees and destroying much of the local crop. An embargo was placed on fruit infested areas and all trees that showed evidence of the fruit fly were burned. Production levels fell from 28,000,000 boxes of fruit shipped from the state during the 1928-29 season to only 17,000,000 the following year. The number of citrus farms fell from a boomtime high of 24,500 to 19,800 in 1930.

During the Great Depression of the 1930s the local citrus industry began to recover. State and federal agricultural agencies spent millions of dollars to eradicate the pest and the quarantine on Florida fruit was finally lifted in November 1930. New Deal agricultural aid programs speeded the industries rebound. An aggressive marketing and advertising campaign was undertaken by the state government in the 1935 to further enhance the reputation of Florida fruit in Northern cities. The greatest boost to the citrus industry, however, came after the United States entered the Second World War. Between 1942 and 1945 the federal government encouraged greater production and requisitioned all canned and processed fruits for military and lend-lease purposes. Aided also by the invention of the frozen concentrate process, which enabled more oranges to be processed and preserved, yearly production levels rose dramatically. The last year of the war saw the shipment of over 29,000,000 more boxes of fruit than in 1940-41. Since the World War II Florida's citrus industry has continued to expand. Better crop management and technological improvements have greatly increased the average yield per acre.

**STATEMENT OF SIGNIFICANCE**

Criterion A

The Sullivan Brother's Victory Groves Citrus Packing House is the oldest continually operating citrus packing plant in the Indian River region, north of Fort Pierce. It has important associations to the development of the citrus industry in Cocoa-Rockledge area during the 1930s and 1940s. The building was constructed on the heels of the fruit fly infestation that plagued the state in 1929-1930 by Marion S. Whaley, a prominent local fruit grower. Whaley, who had developed a unique Red Tangelo in his groves near Rockledge, constructed the packing plant to process and ship his fruit to northern markets. In order to facilitate shipping, he chose a site between U.S. Highway 1 and the Florida East Coast Railway where fruit could be transported by truck or train. The fruit originally carried the "M.S. Whaley" label. During World War II the packing house expanded its operations to meet a growing demand by the federal government for fruit to ship overseas. The building was enlarged by several additions and new machinery was added. The name of the packing house was changed to "Victory Groves" to reflect the patriotic part the plant played in the war effort.

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Criterion C

Industrial buildings in America embody a wide variety of building designs. No single building type exists in a greater profusion of scales, styles, shapes, materials, and other variables. The most prevalent type of industrial building is the nonspecific factory of one to four stories. During the early stages of the Industrial Revolution in the United States wood frame and brick were the most commonly used structural support systems. In the late nineteenth century steel framing became the most popular choice for industrial buildings because of its superior strength, which was needed to support heavy machinery.

Victory Groves Packing House is an exceptional, in the context of Florida's history, example of a wood frame vernacular industrial building. Before World War II there was relatively little heavy industry in the state. Florida's economy was primarily based on the tourism, citrus, lumber, fishing, cattle, and mining industries. None of those industries required substantial buildings like those constructed in the Northeastern states. Hence, few industrial buildings were constructed, and many that were built have been razed in favor of new development. Victory Groves is, therefore, a rare example of historic industrial architecture in Florida, and, if nominated to the National Register, would be the first citrus packing plant listed in the state.

## 9. Major Bibliographical References

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

☒ See continuation sheet

### Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: \_\_\_\_\_

## 10. Geographical Data

Acres of property Approximately 1.5 acres

### UTM References

A 

Zone	Easting	Northing
------	---------	----------

B 

Zone	Easting	Northing
------	---------	----------

C 

Zone	Easting	Northing
------	---------	----------

D 

Zone	Easting	Northing
------	---------	----------

☐ See continuation sheet

### Verbal Boundary Description

Begin at a point at the southwest corner of the intersection of U.S. Highway 1 and Magruder Avenue; then east along Magruder Avenue approximately 400 feet to the Florida East Coast Railway easement; then southeast approximately 400 feet; then east 340 feet to U.S. Highway 1; then northwest along U.S. Highway 1 to the point of beginning.

☐ See continuation sheet

### Boundary Justification

The boundary encompasses all of the historic properties associated with the M. S. Whaley Citrus Packing House and excludes several adjacent non-contributing resources, which were purchased by the Sullivan Brothers after the period of significance.

☐ See continuation sheet

## 11. Form Prepared By

name/title Stephen A. Olausen

organization Historic Property Associates, Inc. date 3/15/91

street & number P.O. Box 1002 telephone (904) 824-5178

city or town St. Augustine state Florida zip code 32085

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**Major Bibliographical References**

Brevard County Historical Commission, *A Guide to Brevard County Historical Landmarks*. Pamphlet. Titusville, Florida, 1990.

Caron, Eric C. *One Hundred Years of Rockledge, The Centennial History of Brevard County's Oldest City*. Rockledge, Florida, 1986.

Stone, Elaine Murray. *Brevard County: From Cape of the Canes to Space Coast*. Northridge, California, 1988.

Tebeau, Charlton. *History of Florida*. Miami, 1981.

Titusville Centennial Commission. *Count Down in History, 1867-1967*. Titusville, 1967.

Pritchard, James and Company. *Descriptive Circular of Indian River*. Titusville, Florida, 1885.

Divine, R.A. "The History of Citrus Culture in Florida: 1565-1895." New Haven, Connecticut, 1952.

BR759

**SITE PLAN:**

**SULLIVAN BROTHERS VICTORY  
GROVES PACKING HOUSE**

MAGRUDER AVE

FLORIDELPHIA AVE

**KEY:**

CONTRIBUTING  
BUILDING



NON-CONTRIBUTING  
BUILDING



BOUNDARY



SCALE: 1" = 100'

U.S. HIGHWAY 1

2275



FLORIDA EAST COAST RAILWAY



☒ Original  
☐ Update



# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 BR1163  
 Field Date 04 / 27 / 2010  
 Form Date 05 / 23 / 2010  
 Recorder # \_\_\_\_\_

Shaded Fields represent the minimum acceptable level of documentation.  
 Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) Mattie Lamar House Multiple Listing (DHR only) \_\_\_\_\_  
 Survey Project Name FEC Amtrak Passenger Rail Survey # (DHR only) 19159  
 National Register Category (please check one) ☐ building ☒ structure ☐ district ☐ site ☐ object  
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

### LOCATION & MAPPING

Address (include N,S,E,W; #; St., Ave., etc.) 361 Stone Street  
 Cross Streets (nearest / between) Lemon Street / Washington Ave  
 USGS 7.5' Map Name & Date Cocoa 1976 Plat or Other Map \_\_\_\_\_  
 City / Town (within 3 miles) Cocoa In City Limits? ☒ yes ☐ no ☐ unknown County Brevard  
 Township 24 S Range 36 E Section 33 1/4 section: ☒ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: \_\_\_\_\_  
 Tax Parcel # 24-36-33-31-0000D.0-0016.00 Landgrant \_\_\_\_\_  
 Subdivision Name Laphams Subdivision Block D Lot 16  
 UTM: Zone ☐ 16 ☒ 17 Easting 526085 Northing 3136538  
 Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum UTM NAD 83  
 Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1917 ☐ approximately ☐ year listed or earlier ☐ year listed or later  
 Original Use\* Residential From (year): 1917 To (year): \_\_\_\_\_  
 Current Use\* Residential From (year): \_\_\_\_\_ To (year): present  
 Other Use\* \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Moves: ☐ yes ☒ no ☐ unknown Dates \_\_\_\_\_ Original address (if moved) \_\_\_\_\_  
 Alterations: ☒ yes ☐ no ☐ unknown Dates \_\_\_\_\_ Nature\* Some replacement sash/doors/some vinyl siding  
 Additions: ☒ yes ☐ no ☐ unknown Dates \_\_\_\_\_ Nature\* Rear addition  
 Architect (last name first): \_\_\_\_\_ Builder (last name first): Rowe, Arnold  
 Ownership History (especially original owner, dates, profession, etc.) Mattie Lamar (?-1985); John P. Thomas and Robert Everett (1985-present)

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2  
 Exterior Fabric(s)\* Clapboard/vinyl siding/drop siding / beaded board siding  
 Roof Type(s)\* Cross gable Roof Material(s)\* metal panels / asphalt roll  
 Roof secondary strucs. (dormers etc.)\* \_\_\_\_\_  
 Windows (types, materials, etc.)\* 2/2 DHS, awning, some DHS replacement, metal awning

Distinguishing Architectural Features (exterior or interior ornaments) Irregular massing, full width single story porch, 2/2 windows, exposed raftertails in forward facing gable, brick end chimneys and cross gable roof.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Detached two car garage, concrete block.

Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

#### DHR USE ONLY

#### OFFICIAL EVALUATION

#### DHR USE ONLY

NR List Date ____/____/____	SHPO - Appears to meet criteria for NR listing: <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date <u>10 / 1 / 2010</u>	Init. <u>JKL</u>
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Date _____	
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see National Register Bulletin 15, p. 2)		

## DESCRIPTION (continued)

Chimney: No. 2 Material(s) \* BrickStructural System(s) \* FrameFoundation: Type(s) \* Piers Material(s) \* Concrete BlockMain Entrance (stylistic details) Single leaf entry on north facadePorch Descriptions (types, locations, roof types, etc.) North veranda w/ hip roof, wood posts and 5 baysCondition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource A representative example of a Frame Vernacular residential structure, of common type throughout the region.Archaeological Remains ☐ Check if Archaeological Form CompletedConsult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).

## RESEARCH METHODS (check all that apply)

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)         | <input type="checkbox"/> library research | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection                    | <input type="checkbox"/> city directory   | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records           | <input type="checkbox"/> newspaper files  | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input checked="" type="checkbox"/> cultural resource survey                   | <input type="checkbox"/> historic photos  | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>GIS search</u> |   |   |  |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

## OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☒ yes ☐ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building was originally recorded in 1991 and then reevaluated in 2000. It was recommended as potentially eligible for listing on the NRHP under Criteria A, for embodying the distinctive characteristics of a type, period and method of construction by being an excellent example of Frame Vernacular Architecture. The SHPO determined that it was potentially eligible for the NRHP but that more information was necessary. This survey concurs with the SHPO's determination.

Area(s) of Historical Significance (see *National Register Bulletin* 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
Architecture

## DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field &amp; analysis notes, photos, plans, other important documents that are permanently accessible: For each separately maintained collection, describe (1) document type(s), (2) maintaining organization, (3) file or accession nos., and (4) descriptive information.

Photos field maps and notes will be kept on file at Panamerican Consultants, Inc. Tampa under accession number 30003.003.

## RECORDER INFORMATION

Recorder Name Kelly Mahar, M.H.P.Recorder Contact Information (address / phone / fax / e-mail) 2390 Clinton St., Buffalo, NY (716) 821-1650Recorder Affiliation Panamerican Consultants, Inc.

Use a Supplement for Site Forms or other continuation

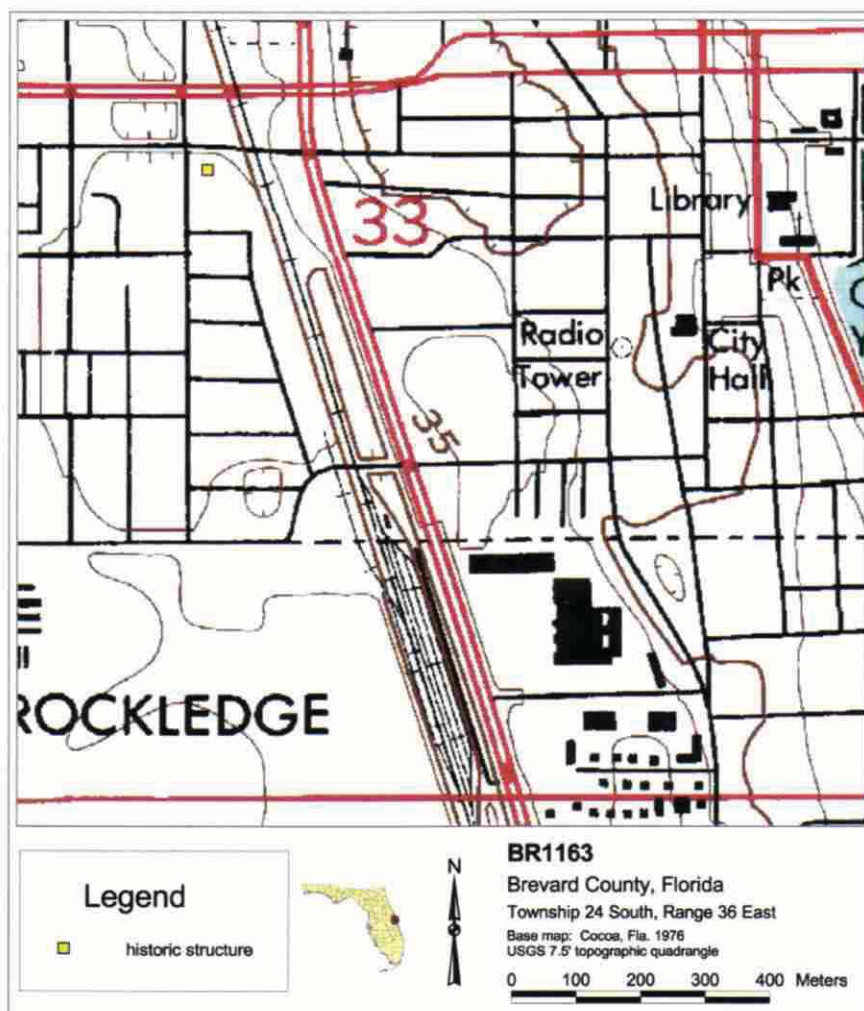
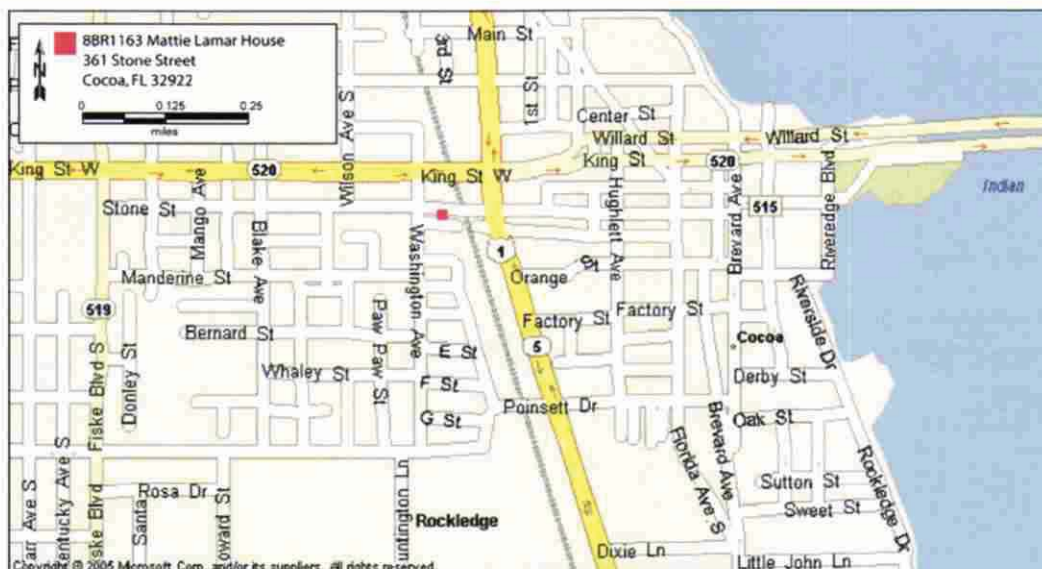


North and west façades, facing southeast (PCI May 2010).



East façade, facing west (PCI May 2010).





## Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).  
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Jorgensen's General Store

other names/site number Grant Grocery/BR1710

**2. Location**

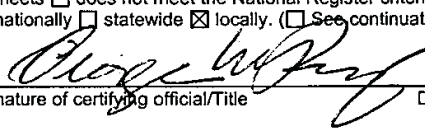
street & number 5390 U. S. Highway #1 N/A ☐ not for publication

city or town Grant N/A ☐ vicinity

state FLORIDA code FL county Brevard code 009 zip code 32949

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination  
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of  
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant  
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

  
Signature of certifying official/Title

5/6/89  
Date

Florida State Historic Preservation Officer, Division of Historical Resources  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

☐ entered in the National Register  
☐ See continuation sheet

☐ determined eligible for the  
National Register  
☐ See continuation sheet.

☐ determined not eligible for the  
National Register  
☐ See continuation sheet.

☐ removed from the National  
Register.

☐ other, (explain) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

JORGENSEN'S GENERAL STORE

Name of Property

BREVARD, FLORIDA

County and State

**5. Classification****Ownership of Property**

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**

(Check only one box)

- ☒ buildings  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not include any previously listed resources in the count)

**Contributing****Noncontributing**

1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	total

**Name of related multiple property listings**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

COMMERCE/TRADE: trading post

GOVERNMENT: post office

INDUSTRY: communications facility

TRANSPORTATION: rail-related

**Current Functions**

(Enter categories from instructions)

COMMERCE/TRADE: convenience store

DOMESTIC: residence

**7. Description****Architectural Classification**

(Enter categories from instructions)

OTHER: Frame Vernacular

**Materials**

(Enter categories from instructions)

foundation Concrete

walls Wood

Asbestos siding

roof Asbestos shingles

other Brick

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

**JORGENSEN'S GENERAL STORE  
Grant, Brevard County, Florida**

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**SUMMARY**

Jorgensen's General Store (Grant Grocery) located at 5390 U. S. Highway #1, is a two-story, rectangular, frame vernacular building, built of heart pine on a masonry pier foundation. It has a front gabled asbestos shingled roof with a King post trussing system. A shed roof covers an historic two-story addition. Asbestos shingle siding overlays the original horizontal drop wood siding. It is located in Grant, a small unincorporated fishing community in Brevard County, just north of Sebastian in Indian River County. The original building was erected in 1894 and served as a trading post, post office, telegraph office and railroad express office. It has been altered slightly over the years, including a reversal of the store front from the west to the east, but still retains its integrity and place of distinction in the community. A noncontributing aluminum storage shed, with a concrete slab foundation, occupies the northwest corner of the property.

**SETTING**

Jorgensen's General Store, now known as Grant Grocery, is located in the southeasterly corner of Lot 17, Block A, on the west side of U. S. Highway #1 (Dixie Highway) and the north side of 1st Street, just east of the East Coast Railroad in southern Brevard County. The building is west of the Indian River and north of "Tony's Fish Market," and just northwest of the Grant Volunteer Fire Department. Grant is a very small rural fishing community about three and one half miles long and three miles wide, with approximately 1000 residents.

**HISTORIC SETTING**

In 1886, the tract of land which now makes up a large portion of Grant, was purchased by early settler John M. Samuels. Railroad service began in 1890, and the trading-post and post office were established in 1894. The store was located near the Indian River, on the north side of what was then known as "Main Street." The Smith General Store was approximately 300 feet south of the trading-post. This building burned down in an unexplained fire sometime at a later date. A small school house with a few scattered farm houses, orange groves, pine lands, swamps and flat green prairies planted with low cypress hammocks and clumps of cabbage palms surrounded the area. In 1924 a tram road ran from the railroad across lot 17 on the north side of the store ending at the "Jorgensen Fish House," which was located on the Indian River. Before construction of U.S. Highway #1 in 1929, the store's entrance faced west where the railroad and county road ran. With the coming of the new highway, the front of the store was moved to the east elevation, facing the Indian River. After the Florida East Coast Railroad discontinued passenger service, the railroad tracks were removed, and the Grant train station was transported by barge across the Indian River to "Honest John's Fish Camp." The Grant freight station remained in operation until 1956. Since then, it has been relocated on site near Grant's 1916 Historical



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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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**JORGENSEN'S GENERAL STORE**  
Grant, Brevard County, Florida

House. Since then the area has not changed significantly and remains a small rural community and Jorgensen's General Store is the only remaining historic commercial building in Grant.

**PHYSICAL DESCRIPTION**

**Exterior**

Jorgensen's General Store is a two-story rectangular building with asbestos siding and a front gabled roof. An historic shed roofed addition is located on the north elevation. The east (main) elevation has a second story that overhangs the main entrance (Photos #1 - 2). The overhang is supported by two large brick columns. Three concrete steps lead up to a recessed, centrally located wood door (Photo #4). The door has one large window pane with a square hopper window above it (Photo #5). The second story has two paired "Anderson" windows with fixed single panes which replaced original paired sash windows. The window openings retain their historic dimensions. On the north elevation is a one-story addition with a wood French door and a paired jalousie window to the right of the door (Photo #3). A deck is located on the flat roof of this addition. On the south end of the deck are two double sash windows, and a wood door to the right of them accesses the historic two-story addition.

The north elevation has four double sash windows on the second story and three smaller single paned windows on the first story (Photo #6). The main structure has an "Anderson" window on the east overhang and two smaller jalousie windows to the west. A jalousie door leads to the second-floor living quarters. A large, fixed, 16-light window is located on the first story addition. The first story walls are stucco and the second story walls have asbestos siding. There are two sets of stairs, one on the east that leads to the deck on the first story addition, and the other on the west that leads to the second story back porch.

The south elevation has eight paired or single, 4-light awning windows with one small double sash window in the center and an "Anderson" window on the east overhang, all of which are on the second story (Photo #7). The first story to the west has one double hung sash window with a square hopper window directly above it and another double hung sash window. There are four square hopper windows that run the remaining length of the first story. A brick veneer, 30 inch tall, watertable runs the entire length of the elevation.

The west (rear) elevation first story has a single step and concrete porch that runs across the elevation (Photo #8). At the south end of the porch is a small handicap accessible ramp. There are two wood doors with lead glass. A square hopper window is directly above each door and one square hopper window is located between the doors. The entrance to the south leads into the store; the one on the north leads to a stairway to the second floor. At the far north end are double wood doors with wood screened doors that lead into a storage room. The

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 3

**JORGENSEN'S GENERAL STORE  
Grant, Brevard County, Florida**

second story has a wood porch that runs across the full elevation and is supported by four round metal posts. A single door leads to the second story living quarters. The second story also has an aluminum frame double hung window, two double sash windows, and one aluminum frame double hung window.

**INTERIOR**

The interior of the store is one large room with two fairly large storage rooms added to the north side. The post office area with its original safe is partially partitioned off in the southwest corner (Photos #9 - 11). One of the original cashier counters has a built-in cash drawer and is located in the northeast corner (Photo #12). The walls and ceilings are constructed of yellow pine, tongue and groove, beaded board slats. (Photo #13). The floor is constructed of tongue and groove, heart pine boards (Photo #14). Counters, coolers and display shelves are arranged in the middle and on either side. Shelves run nearly the whole length on both sides of the north and south walls (Photos #15 - 17). In the northwest corner is a stairway that leads to the second-floor living quarters. The living quarters include two bathrooms, five bedrooms, a kitchen and a living room.

**ALTERATIONS**

The building has undergone various alterations, but still retains its primary integrity and significance. In 1894 when the store was originally built, the entrance faced to the west and there was a wooden porch attached. There were four dormers attached to the roof: two facing the north, and two facing the south. Sometime later in the historic period, a metal roof was installed over the existing wood porch entrance. In 1929, with the arrival of U.S Highway #1, the front of the store was changed to the east elevation. Approximately 30 feet were added to the building's length, with the construction of the second story overhang supported by two columns. During the same time period, a two-story addition was added to the northwest corner. Around 1940, electricity was installed throughout the building. In addition, plumbing was installed for a sink and a rest room which is located on the first floor of the historic second story addition. In 1956, a one-story addition was built on the northeast corner. It was at this time that living quarters were partitioned off on the second floor, including the installation of plumbing and electricity. Most of the original double sash windows were replaced with jalousie and/or awning windows on the second-floor. Original window openings, however, were retained. The two door openings were also added: one was installed at the west end and the other at the north end on the second story. The post office functions were relocated in 1959, and the post office boxes were sold to the Wabasso post office in Indian River County.

In 1995, the jalousie windows on the second story overhang were replaced with "Anderson" windows. The exterior of the building was painted and the columns at the east entrance were brick faced along with the bottom portion of the wall along the south elevation. The store's ceiling was covered with yellow pine, tongue and

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 4

**JORGENSEN'S GENERAL STORE**  
Grant, Brevard County, Florida

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groove, beaded board slats. Ceiling fans and light fixtures were also installed. Two lead glass and wood doors were also installed on the first story west (rear) end of the building.

### Noncontributing Resources

There is one non-historic resource, located on the northwest corner of the property (Photo #18). It is a 10' X 12' aluminum storage shed with a concrete slab foundation built in 1980. The shed also has an aluminum roof on the west side which extends 12' from the structure.

JORGENSEN'S GENERAL STORE

Name of Property

BREVARD, FLORIDA

County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 36) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record

### Areas of Significance

(Enter categories from instructions)

EARLY SETTLEMENT

COMMERCE

COMMUNICATIONS

### Period of Significance

1894-1949

### Significant Dates

1894

1929

### Significant Person

N/A

### Cultural Affiliation

N/A

### Architect/Builder

BENSEN, LOUIS

#### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of Repository

# \_\_\_\_\_

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 1

**JORGENSEN'S GENERAL STORE**  
Grant, Brevard County, Florida

### SUMMARY

Jorgensen's General Store (Grant Grocery), built in 1894, is significant under Criterion A in the areas of Early Settlement and Commerce as a rare surviving example of a community general store. The building was erected as a trading post and post office in 1894; in 1959 the postal functions were relocated. The building was one of the earliest commercial properties in Grant and is the only remaining historic commercial property in the community. The store played a significant role in the early settlement and development of Grant, providing stability and a focal point for the isolated little community. Notable features of the two story, simple, functional building include: tongue and groove beaded board walls and ceilings, heart pine wood floors, hopper and double sash windows, original post office features, and the layout of the front entrance.

### HISTORIC CONTEXT

In the 1870's, Brevard County was sparsely settled, and in 1880, Louis K. Smith and his family were the first white settlers to arrive in the Grant area. Other families followed, and in 1884, the first one room school house was built. The coming of the railroad in 1890 opened the area to further settlement. In 1891, Grant was founded and the first post office was established. At this time, the post office was operated out of the home of Edwin Nelson, Grant's first Postmaster. The population doubled in 1892, and fishing, farming, orange groves and pineapple plantations became Grant's main industries. Brevard County was the pineapple capital of the world until the "Big Freeze of 1894-95," when farmers and growers around the state suffered great losses. As a result, Grant residents relied mainly on the fishing industry to supplement their agricultural income. Despite Grant's small population, the community supported a small school house, church and general store that housed the post office, telegraph office and railroad express office, all of which were located on First Street in the center of town. This small fishing hamlet was a place of wooden frame buildings, large pine trees, and shell roads.

One of the most important events of the 1910s in Brevard County was the completion of the Dixie Highway (U. S. Highway #1), which traveled through all of the communities located on the west bank of the Indian River. Brevard County was a full partner in the Florida boom which peaked in 1925, although it followed a little behind the feverish spending and sudden collapse of the Miami area. Grant, Malabar, Micco, and Sebastian enjoyed increased activity during the boom years. Grant leaders stimulated interest in a bridge across the Indian River, however, the collapse of the real estate boom came too soon for it to be completed. The Florida boom collapsed in 1926, bringing to close a significant period of growth for communities throughout the state.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 2

**JORGENSEN'S GENERAL STORE  
Grant, Brevard County, Florida**

By 1965 Grant's population had reached 250, it increased to 400 in 1989, and currently the population is approximately 1000. One weekend each year in February, the population expands to about 80,000 due to Grant's Annual Seafood Festival.

**HISTORIC SIGNIFICANCE**

In 1886, John M. Samuels purchased 200.5 acres of land from the United States government. This tract of land includes the southeasterly corner of lot 17, Block A. The property stayed in the Samuels family until 1898. Louis Bensen built the trading post/post office between 1892-1894 and served as postmaster and store keeper from May 1894 to July 1896. John B. Wells served as postmaster from July 1896 to March 1898, followed by Catherine Shaw from March 1898 to September 1898. Lars Jorgensen was the store keeper during their terms. Jorgensen purchased the trading post in 1911 and named it Jorgensen's General Store. He served as Postmaster and store keeper until he was murdered while delivering groceries by horse carriage in 1912. Incidentally, his wife, Anne M. Jorgensen went insane a few years later, but the property, remained in the family until 1956. The position of the Postmaster shifted between daughters, Laura Jorgensen Berry and Carrie Jorgensen Gutermuth, and daughter-in-law, Helen L Jorgensen, until 1956. In addition, Carrie Jorgensen was the railroad express agent during this time and the first female telegrapher on the east coast.

John and Iris Swiger, husband and wife, bought the store from Carrie Gutermuth in 1956 and renamed it "Swiger's Town & Country Shoppe." The Swigers ran both the store and express office. Marshall D. Richards was Postmaster from 1956 to 1983; however, in 1959 the post office functions were relocated and he finished out his term at the new post office. When John Swiger died in 1962, the family leased the store to a Mrs. Engminger from 1962 to 1964. From 1968 to 1971 it was leased to John Butler, who gave the store its current name, Grant Grocery. Iris Swiger, along with her son James and his wife Mary, reopened the store from 1971 to 1985. The local children would catch the school bus in front of the store, and Iris Swiger, known as "Grandmother" would give them lunch money on occasion, when they forgot to bring it or when their parents simply did not have the money. The store was purchased by Lloyd Kirven in 1985 who operated it until 1995. During that time, the store did not undergo any notable changes.

From the early to mid 1900's, Jorgensen's General Store played a role in the historic development of the Grant community by serving as a communication center to the surrounding area. Not only did the store enable residents to send and receive messages by telegraph, but it also served as a major drop off point for the United States postal system. Citizens of the area congregated at the store awaiting the train to drop off their mail, packages and supplies. Jorgensen's General Store remains a vibrant remnant of the work of the community's first settlers. It is one of the earliest buildings of Grant, a small fishing community which developed in Brevard County during the 1800s largely due to its location near the Indian River. Despite the passing of time, farming

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 3

**JORGENSEN'S GENERAL STORE**  
Grant, Brevard County, Florida

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and fishing continue to be Grant's main industries. Even though the post office functions were relocated in 1959, the store remains a gathering place for old timers and area residents to catch up on the local gossip while purchasing their groceries. This very prominent building is a local landmark.



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 9 Page 1

**JORGENSEN'S GENERAL STORE**  
Grant, Brevard County, Florida

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**BIBLIOGRAPHY**

**BOOKS**

- Cleveland, Weona. "Crossroad Towns Remembered: A Look Back at Brevard & Indian River Pioneer Communities," Melbourne, Florida: Florida Today, 1994.
- Hopwood, Fred A. Grant, Florida The First 100 Years. Melbourne, Florida: Grant Historical Society, 1990.
- Kemp, Jim. American Vernacular. New York: Viking, 1987.

**LEGAL DOCUMENTS**

- Brevard County Clerk of Court Land and Records, Letter of Purchase including Lot 17, Block A to John M. Samuels. Warranty Deed between Carrie M. Gutermuth and Swigers' for the purchase of Lot 17, Block A. Titusville, Florida.
- Indian River Abstract & Guaranty Co. "An Abstract of Title for the heirs of Lars Jorgensen of Lot 17, Block A," Titusville, Florida, 1936.

**INTERVIEWS**

- Doles, Betty, (daughter of John and Iris Swiger), January 22, 1998.
- Gutermuth, Earl, (son of Carrie Jorgensen Gutermuth), December 10, 1997.
- Lord, Ruby, President of Grant Historical Society, January 22, 1998.
- Richards, Marshall, Retired Postmaster. February 1956 through November 1983, March 5. 1998.
- Swiger, Iris, Owner of Grant Grocery (Jorgensens General Store), 1956 through 1985, February 22, 1998.

JORGENSEN'S GENERAL STORE  
Name of Property

BREVARD, FLORIDA  
County and State

## 10. Geographical Data

Acreage of Property Less than 1 acre

### UTM References

(Place additional references on a continuation sheet.)

1	1	7	5	4	6	5	3	0	3	0	8	9	2	3	0
	Zone			Easting						Northing					
2															

3															
	Zone				Easting						Northing				
4															

☐ See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Robert D. Knoblauch, Property Owner; Gary V. Goodwin, Historic Preservation Planner

organization Bureau of Historic Preservation date May, 1999

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative **black and white photographs** of the property.

#### Additional items

(check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Robert and Lisa Knoblauch

street & number 5390 U. S. Highway #1 telephone (407) 727-2807

city or town Grant state Florida zip code 32949

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 10 Page 1

**JORGENSEN'S GENERAL STORE**  
Grant, Brevard County, Florida

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### BOUNDARY DESCRIPTION

Beginning at the Southeasterly corner of Lot 17, Block A, according to Jorgensen's Plat of Grant, Florida, as same appears of record in Plat Book 2, Page 64, Public Records of Brevard County, Florida; Thence Northwesterly along the right-of-way of State Road No. 5 for a distance of 100 feet; thence Westerly parallel with and 100 feet from the Southerly boundary line of said lot 17, a distance of 96.4 feet to East right-of-way line of Florida East Coast Railway to the Westerly boundary line of said Lot 17; thence Southerly along the Westerly boundary line of said Lot 17, a distance of 415 feet; thence Westerly parallel to the Southerly boundary of said Lot 17, a distance of 25 feet to East right-of-way line of Florida East Coast Railway; thence Southerly along said right-of-way line and along the Westerly line of said Lot 17, a distance of 58.5 feet to the Southwest corner of said Lot 17, a distance of 121.4 feet to the point of beginning, excepting there from the right-of-way of State Road No. 5 if same encroaches on said Lot, being the South 100 feet of Lot 17, Block A, Map of Resurvey of Jorgensen's Plat of Grant, according to the Plat thereof, as recorded in Plat Book 9, Page 64, of the Public Records of Brevard County, Florida.

### BOUNDARY JUSTIFICATION

The boundary encloses less than one acre of property historically associated with Jorgensen's General Store in the above referenced legal description and indicated in the site plan.



# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 BR01723

Recorder #

Field Date 1/19/2011

Form Date 2/18/2011

FormNo 201101

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

## GENERAL INFORMATION

Site Name (address if none) Cocoa Cemetery Utility Shed Multiple Listing (DHR only)

Other Names >>

Survey or Project Name Historic Structures Survey along US 1 Survey#

National Register Category Building(s)

## LOCATION & IDENTIFICATION

### Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
101	North	Cocoa	Boulevard	

Cross Streets (nearest/ between) Peachtree St/N Cocoa Blvd

City / Town (within 3 miles) Cocoa

In Current City Limits? YES

County Brevard

Tax Parcel #(s) 24-36-33-26-00000.0-0043.00

Subdivision Name Cocoa Cemetery

Block

Lot 43, 44, 53

Ownership City

Name of Public Tract (e.g., park)

Route to (especially if no street address)

## MAPPING

USGS 7.5' Map Name Publication Date >> COCOA; 1984

Township: Range: Section: 1/4 section: >> 24S ; 36E ; 33; UNSP

Irregular Section Name:

Landgrant

UTM: Zone Easting Northing

Plat or Other Map (map's name, location)

## DESCRIPTION

Style Masonry Vernacular

Other Style

Exterior Plan Rectangular

Other Exterior Plan

Number of Stories 1

Structural System(s) >> Concrete block

Other Structural System(s)

Foundation Type(s) >> Continuous

Other Foundation Types

Foundation Material(s) >> Concrete Block

Other Foundation Material(s)

Exterior Fabric(s) >> Stucco

Other Exterior Fabric(s)

Roof Type(s) >> Gable

Other Roof Type(s)

Roof Material(s) >> Sheet metal: corrugated

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc) >> Not applicable

Other Roof Secondary Structure(s)

Number of Chimneys 0

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

# HISTORICAL STRUCTURE FORM

8BR01723

## DESCRIPTION (continued)

Window Descriptions no windowsMain Entrance Description (stylistic details) 2-panel wood door on the south façadePorches: #open        #closed        #incised        Location(s)       Porch Roof Types(s)       Exterior Ornament       Interior Plan UnspecifiedOther Interior Plan       Condition Fair

### Structure Surroundings

Commercial: MOSTly this category Residential: NONE of this categoryInstitutional: SOME of this category Undeveloped: NONE of this categoryAncillary Features (Number / type of outbuildings, major landscape features) part of the Cocoa Cemetery (8BR1777)Archaeological Remains (describe):       If archaeological remains are present, was an Archaeological Site Form completed?       Narrative Description (optional)       

## HISTORY

Construction year c1931Architect (last name first): unknownBuilder (last name first): unknown

### Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

### Structure Use History

Use        Year Use Started        Year Use Ended        >> Storage building;;Other Structure Uses       Ownership History (especially original owner, dates, profession, etc.)       

## RESEARCH METHODS

Research Methods        >> Examine local property recordsOther research methods       

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NOName of Local Register if Eligible       Individually Eligible for National Register? NOPotential Contributor to NR District? NOArea(s) of historical significance       

&gt;&gt;

Other Historical Associations       

Explanation of Evaluation (required) Built of common materials, lacking significant architectural distinction, & important historical associations, 8BR1723 is considered not eligible for individual listing in NRHP but is a contributing resource to potential NRHP listing of Cocoa Cemetery.

# HISTORICAL STRUCTURE FORM

8BR01723

## DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF Including Field Notes, Plans, other Important Documents

Document type: \_\_\_\_\_

Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_

Descriptive Information: \_\_\_\_\_

>> All materials one location; Southeastern Archaeological Research; 2605-11001T; photos, maps, field notes, aerials

## RECORDER INFORMATION

Recorder Name (Last, First) VanDyke, Ryan

Recorder Address / Phone 315 NW 138th Terrace, Newberry, FL 32669/352-333-0049

Recorder Affiliation Southeastern Archaeological Research Other Affiliation \_\_\_\_\_

Is a Text-Only Supplement File Attached (Surveyor Only)? \_\_\_\_\_

## \*\*\*\*\* MASTER SITE FILE USE ONLY \*\*\*\*\*

Cultural Resource Type:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

Supplement Information Status:

Supplement File Status:

Form Comments: \_\_\_\_\_

SHPO's Evaluation of Resource

Eligible Date 6/24/2011 GLJ

FMSF Staffer:

Computer Entry Date:

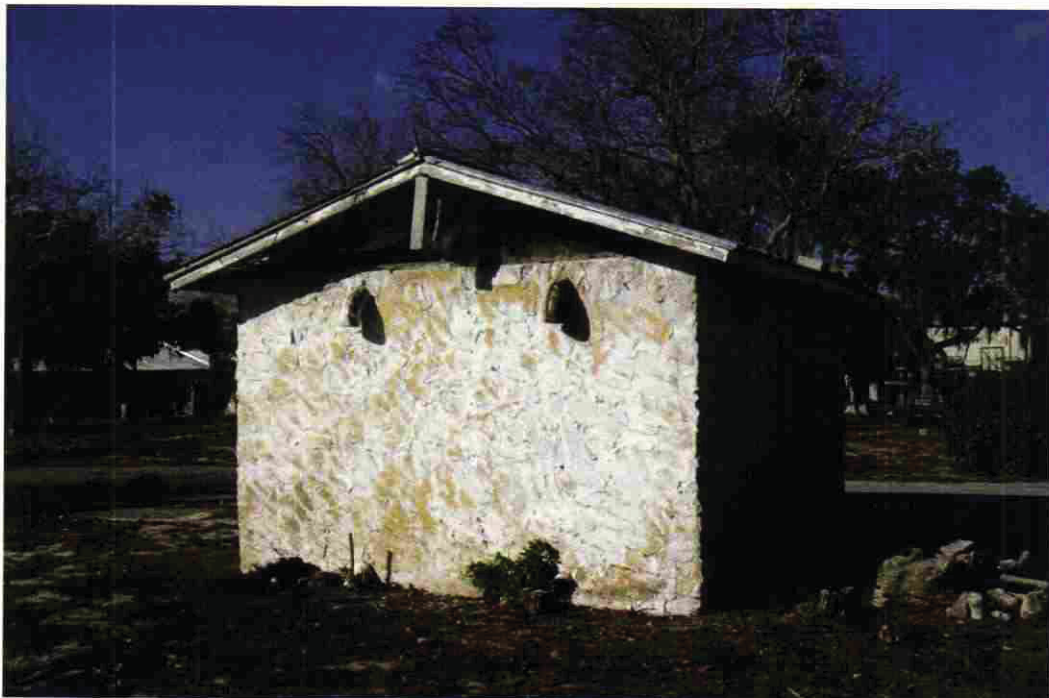
### REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"





8BR1723\_a Facing South.JPG



# **8BR1723** **at 101 N Cocoa Blvd - Cocoa Cemetery** **Utility Building**



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# HISTORICAL CEMETERY FORM

Electronic Version 1.1.0

Site #8 BR01724

Recorder Site#

Field Date 1/20/2011

Form Date 2/18/2011

FormNo 201101

FormNo = Field Date (YYYYMM)

Original? NO

## GENERAL INFORMATION

Cemetery Name Hilltop Cemetery Multiple Listing (DHR only) \_\_\_\_\_

Alternate Names \_\_\_\_\_ >> Cocoa Black Cemetery

Project Name Historic Structures Survey along US 1 FMSF Survey # \_\_\_\_\_

County Brevard Ownership Type City National Register Category Site

### Mapping

USGS 7.5' Map Name \_\_\_\_\_ Publication Date \_\_\_\_\_ >> COCOA;1984

Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ 1/4 section: \_\_\_\_\_ >> 24S ;36E ;28;UNSP

Irregular Section Name: \_\_\_\_\_

Landgrant \_\_\_\_\_ Plat or Other Map \_\_\_\_\_

City / Town (N within 3 mi.) Cocoa In Current City Limits? YES Tax Parcel # (s) 24-36-33-01-00000.0-0007.00

Address / Vicinity of / Route to also 24-36-33-01-00000.0-0007.01; located on west side of N Cocoa Blvd, Pine St leads to entry

Name of Public Tract Enclosing Cemetery, if any (e.g., park) \_\_\_\_\_

## HISTORY

Year Cemetery Established c1887 Ownership History (especially original owners) Adam and Sophie Dixon (original owners), City of Cocoa (current owner)

Year Burials Ceased, if applicable \_\_\_\_\_ Reason(s) Burials Ceased \_\_\_\_\_

Range of Death Dates: Earliest 1897 Most Recent 2007

Acreage Expansions / Dates: \_\_\_\_\_

List People Important in Local, State, or National History Buried in Cemetery \_\_\_\_\_

Previous Attempts at Repair, Cleaning, or Restoration? \_\_\_\_\_

## GENERAL DESCRIPTION

Cemetery Type \_\_\_\_\_ >> Community

Other (explain) \_\_\_\_\_

Ethnic Group(s) Interred \_\_\_\_\_ >> African American

Native American Tribe/Other Ethnic Groups \_\_\_\_\_

Current Status Used for burials Size (If length by width, specify "ft"; if acres, specify "ac") 2

Total # of Graves 420 Does Total # Include Unmarked Graves? NO

Evidence / Number of Unmarked Graves NONE

Cemetery Condition Some Maintained

If Not Identifiable, Explain \_\_\_\_\_

Cemetery Boundary Type Fence Other Boundary Type \_\_\_\_\_

Describe Cemetery Boundary (e.g., cast iron fence, stone or brick wall, etc.) chain link and pillar & pole

Historical Vegetation (trees, shrubs, flowers) \_\_\_\_\_



# HISTORICAL CEMETERY FORM

Site #8 BR01724

Grave Groupings \_\_\_\_\_ >> Family

Other Groupings \_\_\_\_\_

Groupings Indicated By \_\_\_\_\_ >> Curbing

Other Indicators \_\_\_\_\_

Public Access Unlimited

If Access Restricted, How? \_\_\_\_\_

## Cemetery Surroundings

Commercial: MOSTly this category Residential: SOME of this category

Institutional: SOME of this category Undeveloped: NONE of this category

Threats \_\_\_\_\_ >> Abandonment

Other Threats \_\_\_\_\_

Associated Historical Properties / Archaeological (non-cemetery) Remains \_\_\_\_\_

FMSF Historical Structure form or Archaeological Site form completed? \_\_\_\_\_

## GRAVES

### Orientation

East/West Mostly this category North/South None this category Other \_\_\_\_\_

Description of Other Orientation \_\_\_\_\_

### Grave Indicators

Headstones Mostly this category Objects or Plants \_\_\_\_\_ Mounds \_\_\_\_\_

Depressions Some of this category Other \_\_\_\_\_

Description of Other Grave Indicators \_\_\_\_\_

Marker Materials \_\_\_\_\_ >> Granite

Other Marker Materials fiberglass

Describe Grave Articles Found in Cemetery urns, wood crosses, fake flowers

### Marker Conditions

Sunken or Tilted Some of this category Chipped, Cracked, Weathered, but Standing Some of this category

Broken or Fragments Some of this category Deliberately Vandalized None this category

Other Damage \_\_\_\_\_

Description of "Other" Notable Damage \_\_\_\_\_

### Inscriptions

Legible Mostly this category Illegible Some of this category No Inscription Some of this category

Distinctive Gravemarkers, Monuments, and/or Architectural Features ledgers, grave boxes, rounded & square markers, random tile, mulit-color glass inlaid in cement, inlaid tile

Signatures of Stone Carvers (Specify name, town if available) \_\_\_\_\_

# HISTORICAL CEMETERY FORM

Site #8 BR01724

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible \_\_\_\_\_  
Individually Eligible for National Register? YES  
Potential Contributor to NR District? NO

Area(s) of Historical Significance \_\_\_\_\_ >> African American

Other Historical Associations \_\_\_\_\_

Explanation of Evaluation (required) Due to its early & prominent role as public burial place for Cocoa's African American residents, many prominent in local history, BR1724 is associated w/events that have made significant contribution to broad patterns of history (Criterion A).

## RESEARCH METHODS

Research Methods \_\_\_\_\_ >> Examine local property records

Other research methods \_\_\_\_\_

## DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: \_\_\_\_\_ Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_ Descriptive Information: \_\_\_\_\_

>> All materials one location; Southeastern Archaeological Research; 2605-11001T; photos, maps, field notes, aerials

## RECORDER INFORMATION

Local Contact: Name/Address/Phone/Administrative Office \_\_\_\_\_

Recorder Name (Last, First) VanDyke, Ryan

Recorder Address / Phone 315 NW 138th Terrace, Newberry, FL 32669/352-333-0049

Recorder Affiliation Southeastern Archaeological Research Other Affiliation \_\_\_\_\_

Is a Text-Only Supplement File Attached (Surveyor Only)? \_\_\_\_\_

## \*\*\*\*\* MASTER SITE FILE USE ONLY \*\*\*\*\*

Cultural Resource Type: CM  
Electronic Form Used: C110

Form Type Code: NORM  
Form Quality Ranking: NEW  
Form Status Code: SCAT

SHPO's Evaluation of Resource

Eligible Date 6/24/2011 GLS

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: \_\_\_\_\_

Computer Entry Date: 2/18/2011

Form Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**REQUIRED PAPER** (1) USGS 7.5" MAP WITH CEMETERY LOCATION CLEARLY MARKED  
**ATTACHMENTS** (2) PHOTOS, PREFER B&W AT LEAST 3x5

# **BR01724-201101**

## **Supplementary Printout**

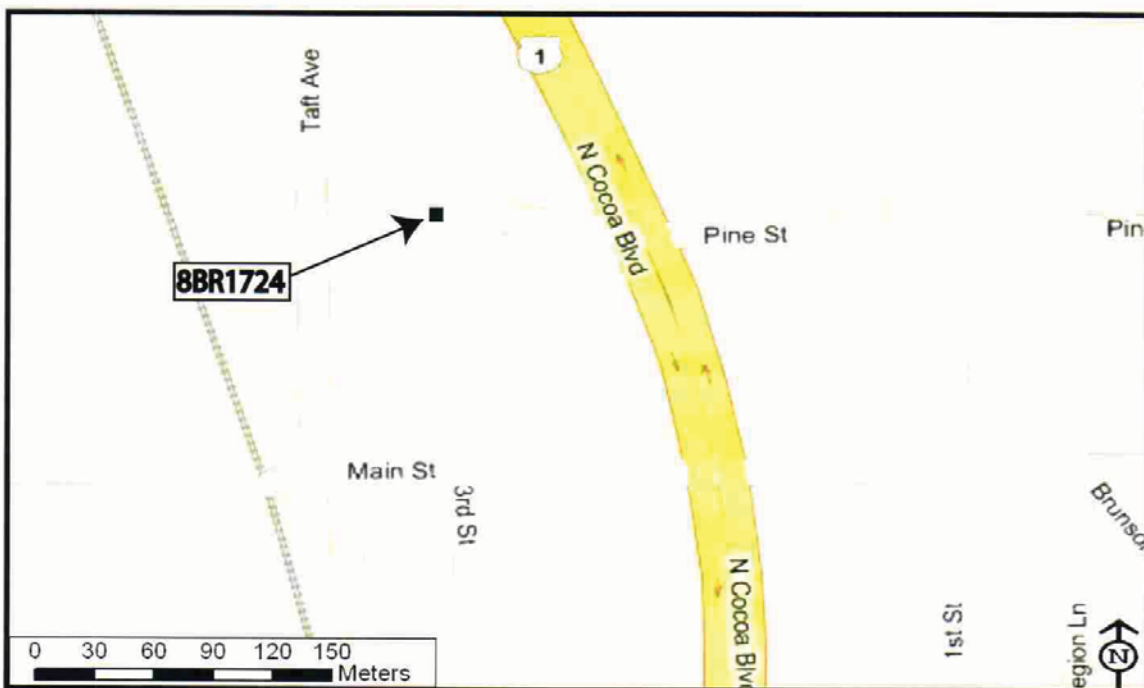
- > **Other name(s) for cemetery:**  
Cocoa Black Cemetery
- > **USGS map name/year of publication or revision:**  
COCOA;1984
- > **Township/Range/Section/Qtr:**  
24S ;36E ;28;UNSP  
24S ;36E ;33;UNSP
- > **Cemetery type:**  
Community
- > **Ethnic group(s) interred:**  
African American
- > **Grave grouping:**  
Family
- > **Groupings indicated by:**  
Curbing  
Fence  
Wall
- > **Threats:**  
Abandonment  
Public Development  
Private Development  
Desecration
- > **Marker materials:**  
Granite  
Marble  
Concrete  
Other
- > **Areas of Historical Significance**  
African American  
Community planning & development
- > **Research methods:**  
Examine local property records  
Pedestrian  
Windshield  
FL Master Site File-Manuscripts  
FL Master Site File-Cultural Resources  
Library special collections(non-local)
- > **Repositories: Collection/Housed/Accession#/Describe**  
All materials one location;Southeastern Archaeological Research;2605-11001T;photos, maps, field notes, aerials



# **8BR1724** **at Hilltop Cemetery**



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# HISTORICAL STRUCTURE FORM

## GENERAL INFORMATION

Electronic form used: Historical Structure Form Version 2.3 of 5/97

Site #8: BR01739

First site form recorded for this site? Original documentation, site not recorded at FSF

Identifying code (field date, if none then form date): 200005

Recorder #: \*\* blank \*\*

Field Date: 05/27/2000

Form Date: 07/27/2000

Site name: ASHLEY'S CAFE & LOUNGE

[Other name(s)]: JACK'S TAVERN; COONEY'S TAVERN

Mult. list #: \*\* blank \*\*

Survey name: CRAS OF SR 5 (US 1) FROM BARNES BLVD TO CIDCO RD

Survey #: \*\* blank \*\* **7943**

National register category: Building

## LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 1609/\*\*/ROCKLEDGE/Boulevard/West

Cross streets nearest/between: BARTON BLVD/POINSETT DRIVE

City/town: ROCKLEDGE

In current city limits? Definitely within the limits of city

County: BREVARD

Tax parcel #: 2536047700005.00001.00

Subdivision name: ROCKLEDGE PARK NO 2

Block: 5

Lot no.: 1 TO 8

Ownership type: Private-corporate-for profit

Name of pubtract (e.g., park): \*\* blank \*\*

Route to (or vicinity of): \*\* blank \*\*

## MAPPING

USGS map name & year of publication/revision: COCOA/1984

Township/Range/Section/Qtr: 25 South/36 East/4/\*\*

Irregular section: NO

Landgrant: \*\* blank \*\*

UTM Zone/Easting/Northing: \*\* blank \*\*

Plat or other map (map's name, location): \*\* blank \*\*

## DESCRIPTION

Style: Tudor Revival: ca. 1890-1940

[Other style]: \*\* blank \*\*

Exterior plan: Irregular

[Other exterior plan]: \*\* blank \*\*

No. stories: 2

Structural system(s): Wood frame

[Other structural system(s)]: \*\* blank \*\*

Foundation types: Continuous

[Other foundation type]: \*\* blank \*\*

Foundation materials: Concrete block

[Other foundation materials]: \*\* blank \*\*

Exterior fabrics: Stucco; Brick; Drop siding; Beaded weatherboard

[Other exterior fabrics] DECORATIVE 1/2 TIMBERING

Roof types: Hip; Intersecting gables (cross-gabled)

[Other roof types]: \*\* blank \*\*

Roof materials: Composition shingles

[Other roof materials]: \*\* blank \*\*

Roof secondary structures (dormers etc): Gable dormer; Shed dormer

[Other roof secondary structures]: \*\* blank \*\*

Chimney no.: 1

Chimney materials: Brick

[Other chimney materials]: \*\* blank \*\*

Chimney locations: E: EXTERIOR

Windows (types, materials, etc.): CASEMENT, WOOD; FIXED GLASS

Main entrance (stylistic details): 3 ENTS ON E (FRONT) FACADE. THE S ENT IS A NONHIST MULTIPANELED WOOD DOOR W/ETCHED GLASS LIGHT. SIDELIGHTS FLANK DOOR

# of open porches: \*\* blank \*\*

# of closed porches: \*\* blank \*\*

# of incised porches: \*\* blank \*\*

Porch locations: \*\* blank \*\*

Porch roof types: \*\* blank \*\*

Exterior ornament: WOOD, BRICK, STUCCO

Interior plan: Irregular

[Other interior plan]: \*\* blank \*\*

Condition: Good

Narrative description: THIS IS 1 OF ONLY 4 TUDOR REVIVAL BUILDINGS IN BREVARD RECORDED AT SITE FILES. ORIGINALLY KNOWN AS JACK'S TAVERN. THE ESTABLISHMENT WAS OPENED IN 1933 AS AN UPSCALE RESTAURANT & TAVERN WHERE PATRONS WORE TUXEDOS & EVENING GOWNS.

Commercial surroundings (proportion): Some of surroundings show this quality (10 - 50%)

Residential surroundings (proportion): Some of surroundings show this quality (10 - 50%)

Institutional surroundings (proportion): None of surroundings show this quality (< 10%)

Undeveloped surroundings (proportion): Some of surroundings show this quality (10 - 50%)

Ancillary features (no., outbldgs, etc.): \*\* blank \*\*

Artifacts or other remains: \*\* blank \*\*

FMSF Archaeological form completed? No: Archaeological Form not done

## HISTORY

Construction year (e.g. C1933, 1936+, 1936-): c1932

Architect (last name first): Rummell, Richard

Builder (last name first): \*\* blank \*\*

Status changes (moves, altrns, additns, etc): Altered not according to the Secretary's standards; Attached room(s) added after original constr. date

Year of change: \*\* blank \*\*

Date change noted: \*\* blank \*\*

Nature of change: NONHISTORIC DOOR; NONHISTORIC WINDOWS; SHED ROOF ADDN ON SOUTH FACADE; CONCRETE BLOCK ADDITION ON NORTH FACADE

Original, intermediate, present uses: Restaurant; Bar

[Other uses]: \*\* blank \*\*

Year use started: \*\* blank \*\*

Year use ended: \*\* blank \*\*

Ownership history (esp. original owners): \*\* blank \*\*

Research methods: Florida Site File search for this property; Florida Site File for past architectural surveys; Sanborn maps for this property consulted; Other uncoded method

[Other research methods]: PROPERTY APPRAISER DATABASE

## SURVEYOR'S EVALUATION OF SITE



Potentially elig. for local designation? Eligible for local registry of significant sites

Local register eligible for: \*\* blank \*\*

Individually elig. for Nat. Register? Eligible for NR considered independently

Potential contributor to NR district? Ineligible as contributor to potential NR district

Area(s) of historical significance: Architecture; Tourism; Transportation; Local

[Other historical associations]: \*\* blank \*\*

Explanation of evaluation: HAVING EXPERIENCED SOME ALTERATIONS & ADDNS THE BUILDING HAS RETAINED MUCH OF ITS ARCHITECTURAL INTEGRITY. THIS BUILDING IS SIGNIFICANT AT THE LOCAL LEVEL DUE TO ITS ARCHITECTURAL STYLE (CRITERION C) & ASSOCIATION W/RICHARD RUMMELL (CRITERION B)

**DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)**

Repository collection: All documents and collections at same repository

Repository housed: Southeastern Archaeological Research, Inc.

Accession number: 0025

Information & description: \*\* blank \*\*

[Other repository information]: \*\* blank \*\*

**RECORDER**

Recorder name (last name first): MOHLMAN GEOFFREY

Recorder address/phone: PO BOX 14776, GAINESVILLE, FL, 32604/352-338-1144

Recorder affiliation: Southeastern Archaeological Research, Inc.

[Other affiliation]: \*\* blank \*\*

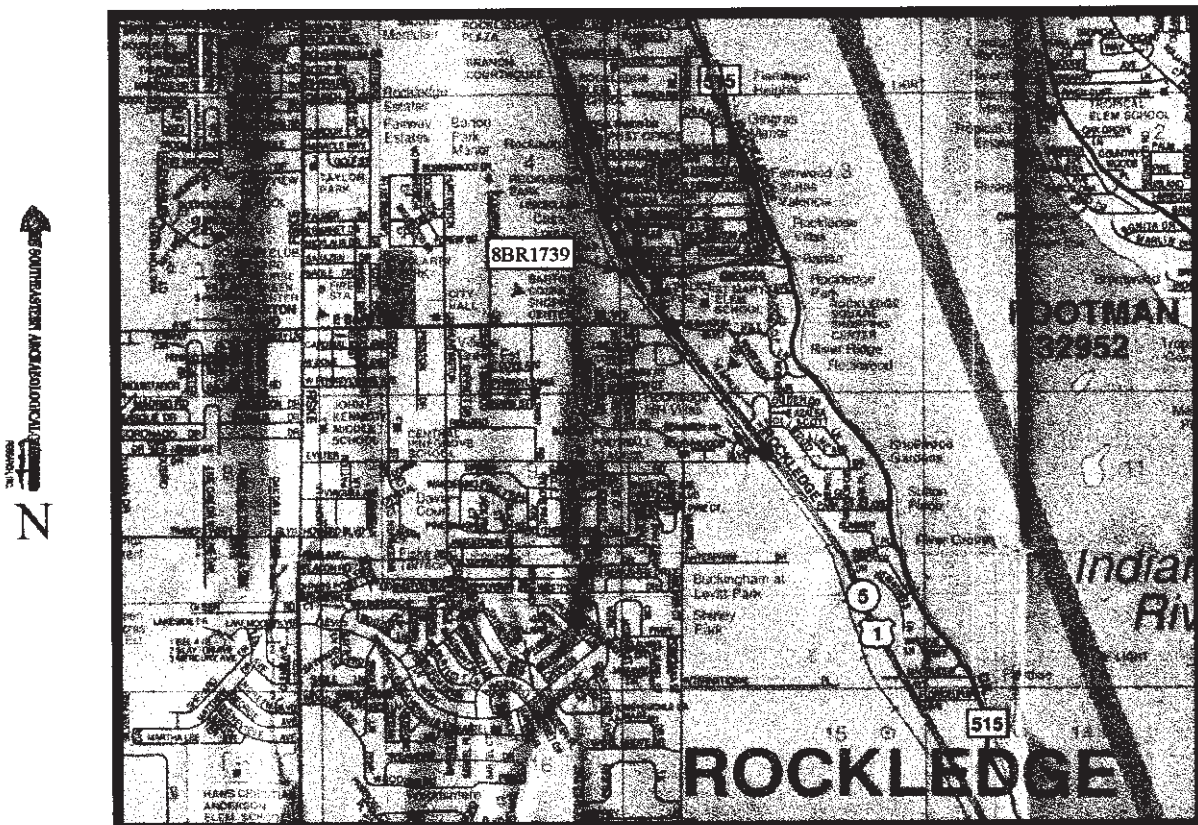
Is text-only supplement file attached (Surveyor-only)? NO supplement file is needed.

SHPO-NR ELIGIBILITY ☒ yes

10/25/01

**PHOTOGRAPH**  
(Facing Northwest)

FMSF No. 8BR1739  
Location 1609 Rockledge Blvd



Source: UniversalMap, Cocoa, Melbourne and Brevard County, Florida. Streetmap.



## HISTORICAL STRUCTURE FORM

### GENERAL INFORMATION

Electronic form used: Historical Structure Form Version 2.3 of 5/97

Site #8: BR01741

First site form recorded for this site? Original documentation, site not recorded at FSF

Identifying code (field date, if none then form date): 200005

Recorder #: \*\* blank \*\*

Field Date: 05/27/2000

Form Date: 07/27/2000

Site name: ROCKLEDGE GARDENS NURSERY & LANDSCAPING

[Other name(s)]: \*\* blank \*\*

Mult. list #: \*\* blank \*\*

Survey name: CRAS OF SR 5 (US 1) FROM BARNES BLVD TO CIDCO RD

Survey #: \*\* blank \*\* **7 9 4 3**

National register category: Building

### LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 2153/\*\*/ROCKLEDGE/Boulevard/West

Cross streets nearest/between: EYSTER BOULEVARD/GUS HIP

City/town: ROCKLEDGE

In current city limits? Definitely within the limits of city

County: BREVARD

Tax parcel #: 2536150000018.00000.00

Subdivision name: \*\* blank \*\*

Block: \*\* blank \*\*

Lot no.: \*\* blank \*\*

Ownership type: Private-corporate-for profit

Name of pubtract (e.g., park): \*\* blank \*\*

Route to (or vicinity of): \*\* blank \*\*

### MAPPING

USGS map name & year of publication/revision: COCOA/1984

Township/Range/Section/Qtr: 25 South/36 East/15/\*\*

Irregular section: NO

Landgrant: \*\* blank \*\*

UTM Zone/Easting/Northing: \*\* blank \*\*

Plat or other map (map's name, location): \*\* blank \*\*

### DESCRIPTION

Style: Industrial Vernacular: any date

[Other style]: \*\* blank \*\*

Exterior plan: Irregular

[Other exterior plan]: \*\* blank \*\*

No. stories: 2

Structural system(s): Wood frame

[Other structural system(s)]: \*\* blank \*\*

Foundation types: Piers

[Other foundation type]: \*\* blank \*\*

Foundation materials: Concrete block

[Other foundation materials]: \*\* blank \*\*

Exterior fabrics: Metal

[Other exterior fabrics] \*\* blank \*\*



**Roof types:** Intersecting gables (cross-gabled)

**[Other roof types]:** \*\* blank \*\*

**Roof materials:** Sheet metal: 5V crimp

**[Other roof materials]:** \*\* blank \*\*

**Roof secondary structures (dormers etc):** Not applicable

**[Other roof secondary structures]:** \*\* blank \*\*

**Chimney no.:** \*\* blank \*\*

**Chimney materials:** Not applicable

**[Other chimney materials]:** \*\* blank \*\*

**Chimney locations:** \*\* blank \*\*

**Windows (types, materials, etc.):** DHS.WOOD,6/6

**Main entrance (stylistic details):** NONHISTORIC DOUBLE LEAF GLASS DOORS W/SIDELIGHTS SHELTERED BY A GABLE ROOF PORCH SUPPORTED BY WOOD POSTS ON E FACADE

**# of open porches:** 3

**# of closed porches:** \*\* blank \*\*

**# of incised porches:** \*\* blank \*\*

**Porch locations:** E/FRONT ENTRANCE/1/WOOD POSTS/E; S/WOOD DECK/N; E&N/WRAP AROUND PORCH/E

**Porch roof types:** GABLE, SHED

**Exterior ornament:** WOOD, METAL

**Interior plan:** Unknown Interior Plan

**[Other interior plan]:** \*\* blank \*\*

**Condition:** Good

**Narrative description:** ACCORDING TO A LOCAL INFORMANT HARRY WITTE & ALEXANDER THOMAS STARTED A BULB (FLOWER) COMPANY DURING THE 1ST 1/2 OF 20TH CENTURY. THIS BUILDING SERVED AS THE MAIN STORE FOR THE COMPANY. THE E PORTION OF BUILDING HAS BEEN CONVERTED TO OFFICE SPACE

**Commercial surroundings (proportion):** Some of surroundings show this quality (10 - 50%)

**Residential surroundings (proportion):** Some of surroundings show this quality (10 - 50%)

**Institutional surroundings (proportion):** None of surroundings show this quality (< 10%)

**Undeveloped surroundings (proportion):** Some of surroundings show this quality (10 - 50%)

**Ancillary features (no., outbuildings, etc.):** BUILDING IS DEEPLY SET BACK OF US 1 CLOSE TO RR TRACKS & SEVERAL OUTBUILDINGS SIT E OF BUILDING. THE POTTING SHED IS THE ONLY HIST OUTBUILDING

**Artifacts or other remains:** \*\* blank \*\*

**FMSF Archaeological form completed?** No: Archaeological Form not done

## HISTORY

**Construction year (e.g. C1933, 1936+, 1936-):** C1930

**Architect (last name first):** \*\* blank \*\*

**Builder (last name first):** \*\* blank \*\*

**Status changes (moves, altrns, additns, etc):** Altered not according to the Secretary's standards; Attached room(s) added after original constr. date

**Year of change:** \*\* blank \*\*

**Date change noted:** \*\* blank \*\*

**Nature of change:** NONHISTORIC LOADING BAY DOOR; NONHISTORIC CONCRETE BLOCK RAMP; NONHISTORIC DECK; NONHISTORIC ENTRANCE

**Original, intermediate, present uses:** Storage building; Storage building

**[Other uses]:** \*\* blank \*\*

**Year use started:** \*\* blank \*\*

**Year use ended:** \*\* blank \*\*

**Ownership history (esp. original owners):** HARRY WITTE AND ALEXANDER THOMAS

**Research methods:** Florida Site File search for this property; Florida Site File for past architectural surveys; Sanborn maps for this property consulted; Other uncoded method

**[Other research methods]:** PROPERTY APPRAISER DATABASE

## SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites

Local register eligible for: \*\* blank \*\*

Individually elig. for Nat. Register? Eligible for NR considered independently

Potential contributor to NR district? Ineligible as contributor to potential NR district

Area(s) of historical significance: Architecture; Industry

[Other historical associations]: \*\* blank \*\*

Explanation of evaluation: MANY BUILDINGS CONSTRUCTED TO HOUSE FLA'S EARLY COMMERCIAL ACTIVITIES HAVE BEEN DESTROYED. THIS IS A RARE EXAMPLE OF LARGE INDUSTRIAL VERN ARCHITECTURE IN FLA. IT IS POTENTIALLY ELIGIBLE UNDER CRITERIA A & C AT LOCAL LEVEL IN INDUSTRY & ARCHITECTURE.

## DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repository collection: All documents and collections at same repository

Repository housed: Southeastern Archaeological Research, Inc.

Accession number: 0025

Information & description: \*\* blank \*\*

[Other repository information]: \*\* blank \*\*

## RECORDER

Recorder name (last name first): MOHLMAN GEOFFREY

Recorder address/phone: PO BOX 14776, GAINESVILLE, FL, 32604/352-338-1144

Recorder affiliation: Southeastern Archaeological Research, Inc.

[Other affiliation]: \*\* blank \*\*

Is text-only supplement file attached (Surveyor-only)? NO supplement file is needed.

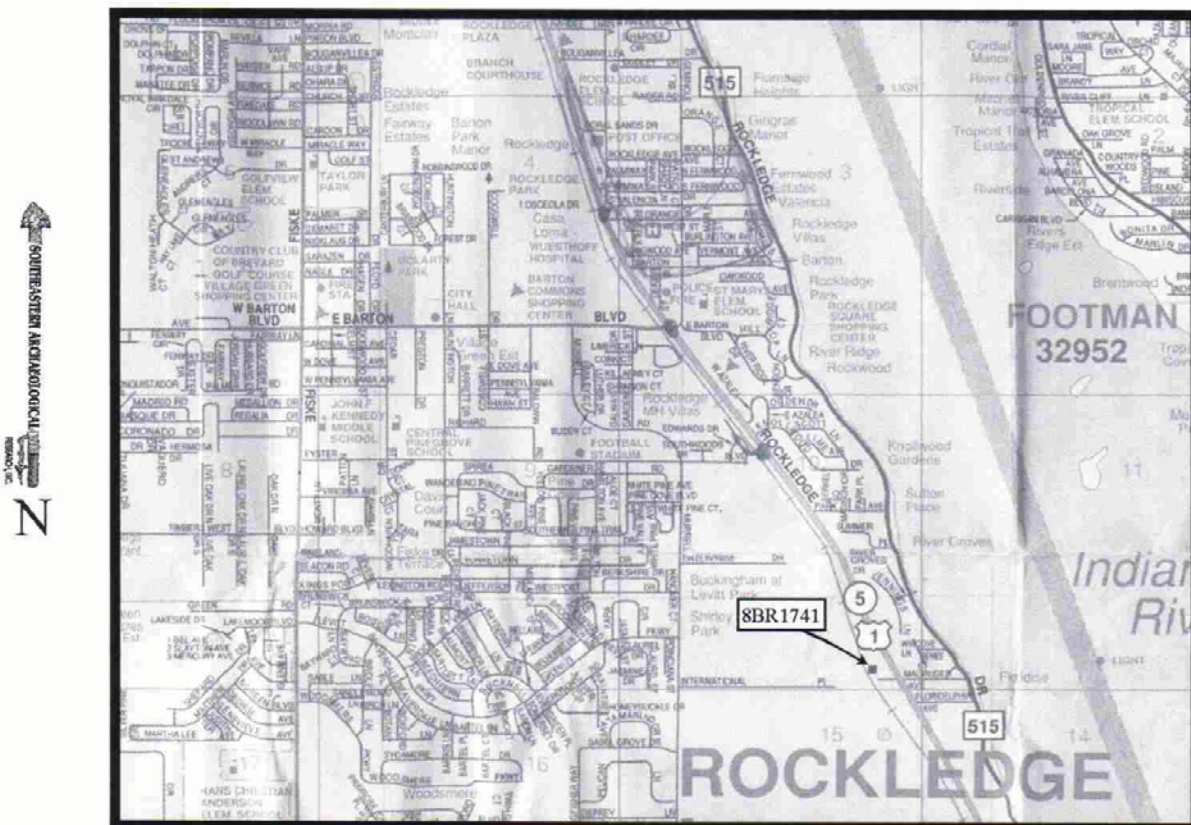
SHPO-NR ELIGIBILITY ☒ yes

10/25/01



**PHOTOGRAPH**  
(Facing Southwest)

FMSF No. 8BR1741  
Location 2153 Rockledge Blvd



Source: UniversalMap, Cocoa, Melbourne and Brevard County, Florida. Streetmap.



# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 BR01765

Recorder #

Field Date 1/19/2011

Form Date 2/23/2011

FormNo 201101

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

## GENERAL INFORMATION

Site Name (address if none) 255 Olive St

Multiple Listing (DHR only)

Other Names

>> Bohn Equipment Company

Survey or Project Name Historic Structures Survey along US 1

Survey#

National Register Category Building(s)

## LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>255</u>		<u>Olive</u>	<u>Street</u>	

Cross Streets (nearest/ between) Olive St/N Cocoa Blvd

City / Town (within 3 miles) Cocoa

In Current City Limits? YES

County Brevard

Tax Parcel #(s) 24-36-28-00-00506.0-0000.00

Subdivision Name

Block

Lot

Ownership City

Name of Public Tract (e.g., park)

Route to (especially if no street address)

## MAPPING

USGS 7.5' Map Name

Publication Date

>> COCOA;1984

Township:

Range:

Section:

1/4 section:

>> 24S ;36E ;28;UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

## DESCRIPTION

Style Industrial Vernacular

Other Style

Exterior Plan Rectangular

Other Exterior Plan

Number of Stories 1

Structural System(s)

>> Brick

Other Structural System(s)

Foundation Type(s)

>> Continuous

Other Foundation Types

Foundation Material(s)

>> Brick

Other Foundation Material(s)

Exterior Fabric(s)

>> Brick

Other Exterior Fabric(s)

Roof Type(s)

>> Vaulted

Other Roof Type(s)

Roof Material(s)

>> Composition roll

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>> Not applicable

Other Roof Secondary Structure(s)

Number of Chimneys 0

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

# HISTORICAL STRUCTURE FORM

8BR01765

## DESCRIPTION (continued)

Window Descriptions 1/1 metal SHS windows and fixed transom lights at roof line

Main Entrance Description (stylistic details) west facade, 4 bays with sliding wood doors and round metal columns

Porches: #open        #closed        #incised        Location(s)       

Porch Roof Types(s)       

Exterior Ornament common bond brick pattern, vertical bricks along upper window openings

Interior Plan Unknown

Other Interior Plan       

Condition Fair

### Structure Surroundings

Commercial: MOSTly this category Residential: SOME of this category

Institutional: SOME of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) used to be 1 of 4 historic structures at Bohn Equipment Co/Gulf Coast Oil Corp, others demolished, now part of City of Cocoa Water Treatment Plant

Archaeological Remains (describe):       

If archaeological remains are present, was an Archaeological Site Form completed?       

Narrative Description (optional)       

## HISTORY

Construction year c1927

Architect (last name first): unknown

Builder (last name first): unknown

### Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>> Altered-not to standards;;non-historic window replacements			

### Structure Use History

Use        Year Use Started        Year Use Ended        >> Warehouse;;

Other Structure Uses       

Ownership History (especially original owner, dates, profession, etc.)       

## RESEARCH METHODS

Research Methods        >> Examine local property records

Other research methods       

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible       

Individually Eligible for National Register? YES

Potential Contributor to NR District? NO

Area(s) of historical significance       

>> Architecture

Other Historical Associations Oil Industry

Explanation of Evaluation (required) This building has retained nearly all of its original architectural features. It is considered eligible for individual listing in the NRHP under Criteria C as an example of a 1920s-era industrial building associated with the oil industry.

# HISTORICAL STRUCTURE FORM

8BR01765

## DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF Including Field Notes, Plans, other Important Documents

Document type: \_\_\_\_\_

Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_

Descriptive Information: \_\_\_\_\_

>> All materials one location; Southeastern Archaeological Research; 2605-11001T; photos, maps, field notes, aerials

## RECORDER INFORMATION

Recorder Name (Last, First) VanDyke, Ryan

Recorder Address / Phone 315 NW 138th Terrace, Newberry, FL 32669/352-333-0049

Recorder Affiliation Southeastern Archaeological Research Other Affiliation \_\_\_\_\_

Is a Text-Only Supplement File Attached (Surveyor Only)? \_\_\_\_\_

## \*\*\*\*\* MASTER SITE FILE USE ONLY \*\*\*\*\*

Cultural Resource Type:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

SHPO's Evaluation of Resource

Eligible Date 6/24/2011 GLJ

Supplement Information Status:

Supplement File Status:

FMSF Staffer:

Computer Entry Date:

Form Comments: \_\_\_\_\_

### REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"





8BR1765\_a Facing West.JPG



8BR1765\_b Facing NNW.JPG



8BR1765\_c Facing Northeast.JPG

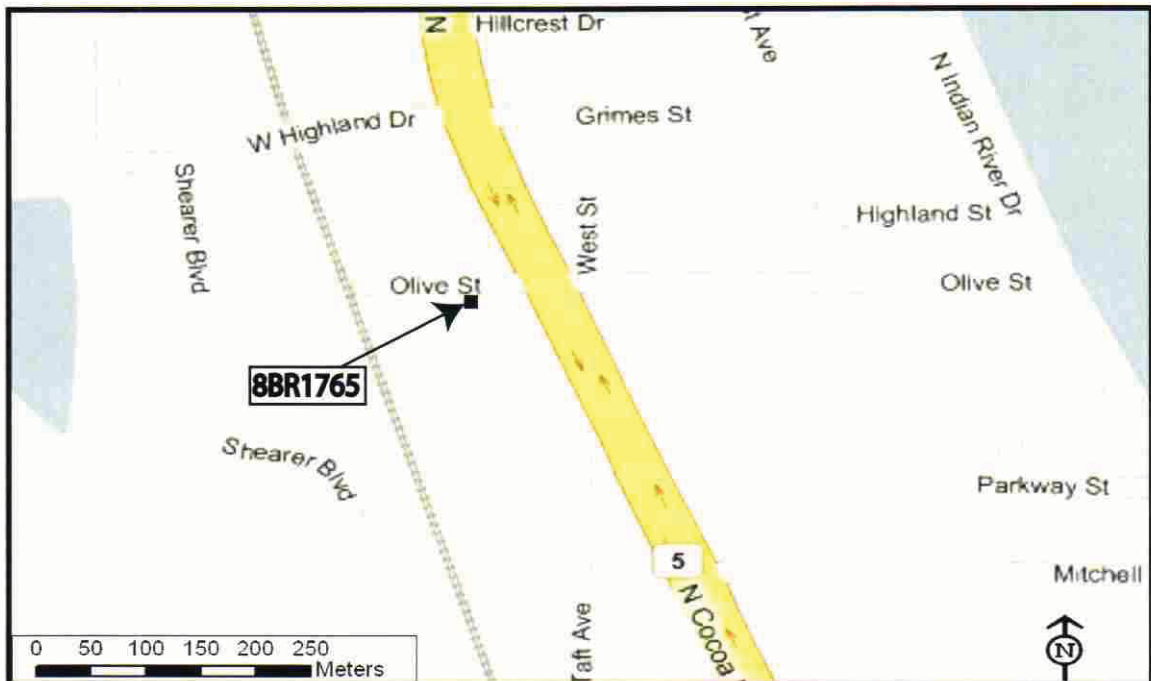


8BR1765\_d Facing East.JPG

# **8BR1765** **at 255 Olive Street**



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# HISTORICAL CEMETERY FORM

Electronic Version 1.1.0

Site #8 BR01777

Recorder Site#

Field Date 1/20/2011

Form Date 2/23/2011

FormNo 201101

FormNo = Field Date (YYYYMM)

Original? NO

## GENERAL INFORMATION

Cemetery Name Cocoa Cemetery

Multiple Listing (DHR only)

Alternate Names

>>

Project Name Historic Structures Survey along US 1

FMSF Survey #

County Brevard

Ownership Type City

National Register Category Site

### Mapping

USGS 7.5' Map Name

Publication Date

>>

COCOA;1984

Township:

Range:

Section:

1/4 section:

>>

24S ;36E ;33;UNSP

Irregular Section Name:

Landgrant

Plat or Other Map

City / Town (N within 3 mi.) Cocoa

In Current City Limits? YES

Tax Parcel # (s) 24-36-33-26-00000.0-0043.00

Address / Vicinity of / Route to 101 N Cocoa Blvd.

Name of Public Tract Enclosing Cemetery, if any (e.g., park)

## HISTORY

Year Cemetery Established c1890

Ownership History (especially original owners) Adam & Sophie Dixon, Marguerite Jane Davis (daughter of Adam Dixon), City of Cocoa (March 11, 1930-present)

Year Burials Ceased, if applicable

Reason(s) Burials Ceased

Range of Death Dates: Earliest

1885

Most Recent

2007

Acreage Expansions / Dates:

List People Important in Local, State, or National History Buried in Cemetery

Previous Attempts at Repair, Cleaning, or Restoration?

## GENERAL DESCRIPTION

Cemetery Type

>>

Community

Other (explain)

Ethnic Group(s) Interred

>>

White, non-Hispanic

Native American Tribe/Other Ethnic Groups

Current Status Used for burials

Size (If length by width, specify "ft"; if acres, specify "ac") 2.5

Total # of Graves 450

Does Total # Include Unmarked Graves? NO

Evidence / Number of Unmarked Graves NONE

Cemetery Condition Some Maintained

If Not Identifiable, Explain

Cemetery Boundary Type Fence

Other Boundary Type

Describe Cemetery Boundary (e.g., cast iron fence, stone or brick wall, etc.) chain link fence and pillar & pole

Historical Vegetation (trees, shrubs, flowers) oaks

# HISTORICAL CEMETERY FORM

Site #8 BR01777

Grave Groupings \_\_\_\_\_ >> Family

Other Groupings \_\_\_\_\_

Groupings Indicated By \_\_\_\_\_ >> Fence

Other Indicators stone/rock lining

Public Access Unlimited If Access Restricted, How? \_\_\_\_\_

## Cemetery Surroundings

Commercial: MOSTly this category Residential: SOME of this category

Institutional: SOME of this category Undeveloped: NONE of this category

Threats \_\_\_\_\_ >> Abandonment

Other Threats \_\_\_\_\_

Associated Historical Properties / Archaeological (non-cemetery) Remains cemetery storage shed (8BR1723) in center of property

FMSF Historical Structure form or Archaeological Site form completed? Structure form done

## GRAVES

### Orientation

East/West All this category North/South None this category Other \_\_\_\_\_

Description of Other Orientation \_\_\_\_\_

### Grave Indicators

Headstones Mostly this category Objects or Plants \_\_\_\_\_ Mounds \_\_\_\_\_

Depressions \_\_\_\_\_ Other \_\_\_\_\_

Description of Other Grave Indicators \_\_\_\_\_

Marker Materials \_\_\_\_\_ >> Marble

Other Marker Materials fiberglass

Describe Grave Articles Found in Cemetery urns, fake flowers, benches, concrete planters

### Marker Conditions

Sunken or Tilted Some of this category Chipped, Cracked, Weathered, but Standing Some of this category

Broken or Fragments Some of this category Deliberately Vandalized None this category

Other Damage \_\_\_\_\_

Description of "Other" Notable Damage \_\_\_\_\_

### Inscriptions

Legible Mostly this category Illegible Some of this category No Inscription Some of this category

Distinctive Gravemarkers, Monuments, and/or Architectural Features column with X shape, fieldstone marker for family plot

Signatures of Stone Carvers (Specify name, town if available) \_\_\_\_\_

# HISTORICAL CEMETERY FORM

Site #8 BR01777

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible \_\_\_\_\_  
Individually Eligible for National Register? YES  
Potential Contributor to NR District? NO

Area(s) of Historical Significance \_\_\_\_\_ >> Community planning & development

Other Historical Associations \_\_\_\_\_

Explanation of Evaluation (required) Due to cemetery's early & prominent role as public burial place for Cocoa residents, many of whom were prominent in local history, it is associated w/events that have made significant contribution to broad patterns of history (Criterion A).

## RESEARCH METHODS

Research Methods \_\_\_\_\_ >> Examine local property records

Other research methods \_\_\_\_\_

## DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: \_\_\_\_\_ Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_ Descriptive Information: \_\_\_\_\_

>> All materials one location; Southeastern Archaeological Research; 2605-11001T; photos, maps, field notes, aerials

## RECORDER INFORMATION

Local Contact: Name/Address/Phone/Administrative Office \_\_\_\_\_

Recorder Name (Last, First) VanDyke, Ryan

Recorder Address / Phone 315 NW 138th Terrace, Newberry, FL 32669/352-333-0049

Recorder Affiliation Southeastern Archaeological Research Other Affiliation \_\_\_\_\_

Is a Text-Only Supplement File Attached (Surveyor Only)? \_\_\_\_\_

## \*\*\*\*\* MASTER SITE FILE USE ONLY \*\*\*\*\*

Cultural Resource Type: CM  
Electronic Form Used: C110

Form Type Code: NORM  
Form Quality Ranking: NEW  
Form Status Code: SCAT

SHPO's Evaluation of Resource

Eligible Date 6/24/2011 6/25

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: \_\_\_\_\_

Computer Entry Date: 2/23/2011

Form Comments: \_\_\_\_\_

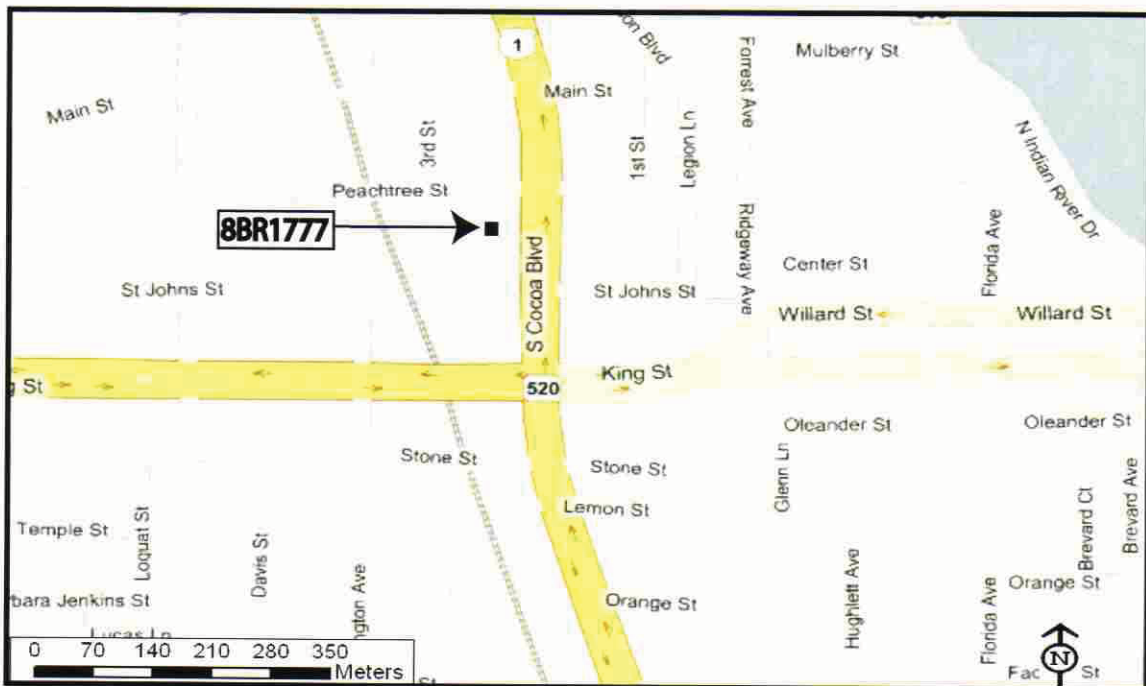
**REQUIRED PAPER (1) USGS 7.5" MAP WITH CEMETERY LOCATION CLEARLY MARKED**  
**ATTACHMENTS (2) PHOTOS, PREFER B&W AT LEAST 3x5**



# **8BR1777** **at 101 N Cocoa Boulevard - Cocoa Cemetery**



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# RESOURCE GROUP FORM

## FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 BR1870  
 Recorder# \_\_\_\_\_  
 Field Date 04 / 27 / 2010  
 Form Date 06 / 28 / 2010

☐ Original  
☒ Update

**NOTE: Use this form to document districts, landscapes and building complexes** as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions (MPSS).** National Register MPSs are treated as Site File manuscripts and are associated to the individual resources included under the MPS cover using the Site File manuscript number.

### Check ONE box that best describes the Resource Group:

- ☐ **Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- ☐ **Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- ☐ **Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- ☐ **FMSF building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- ☐ **Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- ☐ **Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- ☒ **Linear resource** (NR category usually "structure"): Linear resources are a special type of rural historic landscape and can include canals, railways, roads, etc.

Resource Group Name Florida East Coast Railroad Multiple Listing [DHR only] \_\_\_\_\_  
 Project Name FEC Amtrak Passenger Rail FMSF Survey # 19159  
 National Register Category (please check one): ☐ building(s) ☐ structure ☐ district ☐ site ☐ object  
 Linear Resource Type (if applicable): ☐ canal ☒ railway ☐ road ☐ other (describe): \_\_\_\_\_  
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

## LOCATION & MAPPING

Address (if applicable, include N,S,E,W; #, St., Ave., etc.) FEC Railroad in Brevard County, from the northern county line to the southern county line including the Enterprise Branch running from Titusville towards the northwest.

City/Town (within 3 miles) Cocoa, Titusville, Melbourne In Current City Limits? ☒ yes ☐ no ☐ unknown

County or Counties (do not abbreviate) Brevard County

Name of Public Tract (e.g., park) \_\_\_\_\_

**For complete list of townships, ranges and sections, please see Required Attachments section.**

- 1) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: \_\_\_\_\_
- 2) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: \_\_\_\_\_
- 3) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: \_\_\_\_\_
- 4) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: \_\_\_\_\_

USGS 7.5' Map Name(s) & Date(s) (boundaries must be plotted on attached photocopy of map; label with map name and publication date) Maytown, Fla. 1950 (PR1980, MR1992), Oak Hill, Fla. 1949 (PR1970, MR1992), Aurantia, Fla. 1950 (PR1970), Mims, Fla. 1949 (PR1970, PI1989), Titusville, Fla. 1949 (PR1988), Sharpes, Fla. 1949 (PR1988, MR1992), Courtenay, Fla. 1949 (PR1988, MR1992), Cocoa, Fla. 1976, Eau Gallie, Fla. 1949 (PR1988), Melbourne West, Fla. 1949 (PR1988), Melbourne East, Fla. 1949 (PR1980), Grant, Fla. 1949 (PR1970), Fellamere, Fla. 1949 (PR1970, MR1992), Sebastian, Fla. 1949 (PR1970).

Plat, Aerial, or Other Map (map's name, originating office with location) \_\_\_\_\_

Landgrant \_\_\_\_\_

Verbal Description of Boundaries (description does not replace required map) The railroad line runs through Brevard County from the Volusia County line south to the Indian River County line.

### DHR USE ONLY

### OFFICIAL EVALUATION

### DHR USE ONLY

NR List Date ____/____/____	SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date ____/____/____	Init. _____
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date ____/____/____	
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)		

## RESOURCE GROUP FORM

Site #8 BR1870

## HISTORY &amp; DESCRIPTION

Construction date: Exactly \_\_\_\_\_ (year) Approximately 1892 (year) Earlier than \_\_\_\_\_ (year) Later than \_\_\_\_\_ (year)  
 Architect/Designer (last name first): Henry Flagler Builder (last name first): Henry Flagler  
 Total number of individual resources included in this Resource Group: # of contributing \_\_\_\_\_ # of non-contributing \_\_\_\_\_  
 Time period(s) of significance (for prehistoric districts, use archaeological phase name and approximate dates; for historical districts, use date range(s), e.g. 1895-1925)  
Late 19<sup>th</sup> century and early 20<sup>th</sup> century to present.

Narrative Description (*National Register Bulletin 16A* pp. 33-34; fit a summary into 3 lines or attach supplementary sheets if needed) The Brevard County section of the FEC was constructed during the mid 1890s. The original FEC Railroad line, constructed by Henry Flagler, ran from Jacksonville, south to Key West. The FEC was a major contributor to the development of Florida during the early part of the 20<sup>th</sup> Century.

## RESEARCH METHODS (check all that apply)

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research           | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input checked="" type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory             | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records   | <input type="checkbox"/> newspaper files            | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input checked="" type="checkbox"/> cultural resource survey           | <input checked="" type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (specify) _____                 |   |   |  |

Bibliographic References (use Continuation Sheet, give FMSF Manuscript # if relevant) \_\_\_\_\_

## OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☒ yes ☐ no ☐ insufficient information

Potentially eligible as contributor to a National Register district? ☐ yes ☒ no ☐ insufficient information

Explanation of Evaluation (required, see *National Register Bulletin 16A* p. 48-49. Attach longer statement, if needed, on separate sheet.) The Florida East Coast Railroad has been in continuous operation for over 100 years, retaining its original name and track lines. Since the FEC has been a working railroad throughout its history, many of the original tracks, ties, and other parts of its original construction have been replaced and updated. It has served as a historic railroad transportation function associated with one of the state's railroad companies, the FEC, since the nineteenth century. In 2009 the SHPO evaluated this section of the FEC as potentially eligible for listing on the NRHP. Panamerican Consultants, Inc. agrees with this assessment.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
Community planning & development; Transportation

## DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field & analysis notes, photos, plans, other important documents that are permanently accessible: For each separately maintained collection, describe (1) document type(s), (2) maintaining organization, (3) file or accession nos., and (4) descriptive information.

Field notes, maps, and digital photographs will be on file in the office of Panamerican Consultants, Tampa under accession number 30003.003.

## RECORDER INFORMATION

Recorder Name Bryce Rodgers

Recorder Contact Information (Address / Phone / Fax / Email) 1115 North Parsons Ave, Brandon, FL 33510 / 813-684-5200 / brodgers@panamconsultants.com

Recorder Affiliation Panamerican Consultants, Inc.



**Legend**

-  major road
-  county boundary
-  8BR1870



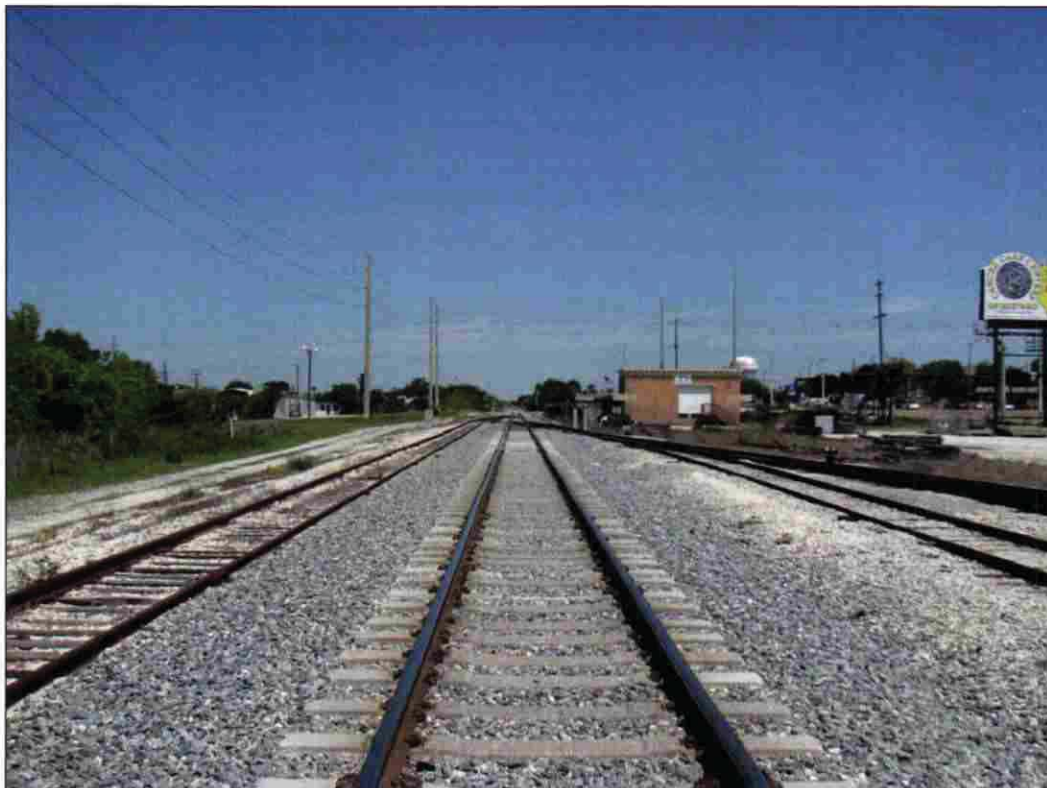
**8BR1870**

Brevard County

0 2 4 8 12 16 Miles

8BR1870 in relation to major roads in Brevard County

<b>Township</b>	<b>Range</b>	<b>Section</b>
20 South	34 East	04, 05, 09, 36, 54, 72, 75
	35 East	06, 07, 08, 32, 33
21 South	34 East	01
	35 East	04, 06, 07, 09, 16, 17, 18, 20, 21, 28, 29, 33, 34
22 South	35 East	03, 04, 10, 15, 22, 26, 27, 35
23 South	35 East	01, 02, 12, 13, 24, 25, 36
	36 East	31
24 South	36 East	06, 07, 17, 18, 20, 21, 28, 33
25 South	36 East	04, 09, 10, 14, 15, 23, 26, 35, 36
26 South	36 East	01, 12, 13
	37 East	18, 19, 30, 31, 32
27 South	37 East	05, 08, 09, 16, 21, 27, 28, 34
28 South	37 East	02, 03, 11, 13, 14, 24, 25
	38 East	30, 31
29 South	38 East	05, 06, 08, 16, 17, 21, 28, 33, 34
30 South	38 East	03, 10, 11, 14, 18, 23



FEC Railroad in Cocoa, Brevard County, facing south (PCI May 2010).





FEC Railroad in Titusville, Brevard County, facing north (PCI May 2010).

### Required Attachments

- ❶ PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED
- ❷ LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
- ❸ TABULATION OF ALL INLCUDED RESOURCES (name, FMSF #, contributing? Y/N, resource category, street address or township-range-section if no address)
- ❹ PHOTOS OF GENERAL STREETSCAPE OR VIEWS (Optional: aerial photos, views of typical resources)  
Photos may be archival B&W prints OR digital image files. If submitting digital image files, they must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



BR1870

TRS

20S34E004  
20S34E005  
20S34E009  
20S34E036  
20S34E053  
20S34E060  
20S35E072  
21S34E001  
21S35E006  
21S35E007  
21S35E017  
21S35E018  
21S35E020  
21S35E028  
21S35E029  
21S35E033  
22S35E003  
22S35E004  
23S35E024  
23S35E025  
23S35E036  
23S35E500  
23S36E031  
24S36E006  
24S36E007  
24S36E017  
24S36E018  
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24S36E028  
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25S36E015  
25S36E023  
25S36E026  
25S36E035  
25S36E036  
26S36E001  
26S36E012  
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26S37E030  
26S37E031  
26S37E032  
27S37E005  
27S37E008  
27S37E009  
27S37E016  
27S37E021  
27S37E027  
27S37E028  
27S37E034  
28S37E002  
28S37E003  
28S37E011  
28S37E013  
28S37E014  
28S37E024  
28S37E025  
28S38E030  
28S38E031  
29S38E005  
29S38E006  
29S38E008  
29S38E016  
29S38E017  
29S38E021

Quads

MAYT

AURA

MIMS

TITV

SHRP

COUR

COC

EAUG

MELW

MELE

GRAN

SBNW

FELL

SEBA

TRS  
29S38E028  
29S38E033  
29S38E034  
30S38E003  
30S38E010  
30S38E011  
30S38E014  
30S38E023

☐ Original  
☒ Update



# RESOURCE GROUP FORM

## FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 BR2173  
 Recorder# \_\_\_\_\_  
 Field Date 05 / 13 /2010  
 Form Date 06 / 26 /2010

**NOTE: Use this form to document districts, landscapes and building complexes** as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions (MPSs).** National Register MPSs are treated as Site File manuscripts and are associated to the individual resources included under the MPS cover using the Site File manuscript number.

### Check ONE box that best describes the Resource Group:

- ☐ **Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- ☐ **Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- ☒ **Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- ☐ **FMSF building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- ☐ **Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- ☐ **Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- ☐ **Linear resource** (NR category usually "structure"): Linear resources are a special type of rural historic landscape and can include canals, railways, roads, etc.

Resource Group Name Hopkins Union Cypress Sawmill Multiple Listing [DHR only] \_\_\_\_\_  
 Project Name FEC Amtrak Passenger Rail FMSF Survey # 19159  
 National Register Category (please check one): ☐ building(s) ☐ structure ☒ district ☐ site ☐ object  
 Linear Resource Type (if applicable): ☐ canal ☐ railway ☐ road ☐ other (describe): \_\_\_\_\_  
 Ownership: ☒ private-profit ☒ private-nonprofit ☒ private-individual ☐ private-nonspecific ☒ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

### LOCATION & MAPPING

Address (if applicable, include N,S,E,W; #, St., Ave., etc.) \_\_\_\_\_  
 City/Town (within 3 miles) Melbourne In Current City Limits? ☒ yes ☐ no ☐ unknown  
 County or Counties (do not abbreviate) \_\_\_\_\_  
 Name of Public Tract (e.g., park) \_\_\_\_\_  
 1) Township 28S Range 37E Section 10 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: \_\_\_\_\_  
 2) Township 28S Range 37E Section 11 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: \_\_\_\_\_  
 3) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: \_\_\_\_\_  
 4) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: \_\_\_\_\_  
 USGS 7.5' Map Name(s) & Date(s) (boundaries must be plotted on attached photocopy of map; label with map name and publication date) \_\_\_\_\_  
Melbourne East, Fla. 1949 (PR1980)  
 Plat, Aerial, or Other Map (map's name, originating office with location) \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 Verbal Description of Boundaries (description does not replace required map) bounded by Florida East Coast Railway to the east, University Boulevard to the south, Grant Street to the west, and Line Street to the north

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date ____/____/____	SHPO – Appears to meet criteria for NR listing: <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date <u>10 / 1 / 200</u>	Init. <u>JER</u>		
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date ____/____/____			
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

## HISTORY &amp; DESCRIPTION

Construction date: Exactly 1912 (year) Approximately \_\_\_\_\_ (year) Earlier than \_\_\_\_\_ (year) Later than \_\_\_\_\_ (year)  
Architect/Designer (last name first): Clark Bros. Builder (last name first): Clark Bros.  
Total number of individual resources included in this Resource Group: # of contributing unknown # of non-contributing unknown  
Time period(s) of significance (for prehistoric districts, use archaeological phase name and approximate dates; for historical districts, use date range(s), e.g. 1895-1925)  
1912-1932

Narrative Description (*National Register Bulletin 16A* pp. 33-34; fit a summary into 3 lines or attach supplementary sheets if needed) BR2173 documents the location of Hopkins, a company-owned town built around the large Union Cypress Company Sawmill in 1912. The town, inhabited by company employees and their families, included industrial, residential and commercial areas. The mill operated until 1932, when it shut down due to the declining lumber market during the Great Depression. The District includes architectural and archaeological components.

## RESEARCH METHODS (check all that apply)

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection            | <input type="checkbox"/> city directory   | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records   | <input type="checkbox"/> newspaper files  | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input checked="" type="checkbox"/> cultural resource survey           | <input type="checkbox"/> historic photos  | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (specify) _____      |   |   |  |

Bibliographic References (use Continuation Sheet, give FMSF Manuscript # if relevant) Original BR2173 FMSF form

## OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☒ yes ☐ no ☐ insufficient information  
Potentially eligible as contributor to a National Register district? ☐ yes ☐ no ☐ insufficient information  
Explanation of Evaluation (required, see *National Register Bulletin 16A* p. 48-49. Attach longer statement, if needed, on separate sheet.) see attachment  
Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
Engineering, black heritage, industry, transportation, science, social history, architecture, invention, non-aboriginal archaeology

## DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field & analysis notes, photos, plans, other important documents that are permanently accessible: For each separately maintained collection, describe (1) document type(s), \* (2) maintaining organization, \* (3) file or accession nos., and (4) descriptive information.

Photos field maps and notes will be kept on file at Panamerican Consultants, Inc. Tampa under accession number 30003.003.

## RECORDER INFORMATION

Recorder Name Katherine Baar

Recorder Contact Information (Address / Phone / Fax / Email) 1115 N Parsons Avenue, Brandon, FL, 33510/ (813) 684-5200

Recorder Affiliation Panamerican Consultants, Inc.



Main Street from the Jernigan Avenue/ Mill Street intersection, looking northwest (PCI May 2010).



Looking south-southeast from the north end of Main Street (PCI May 2010).





Explanation of Evaluation

Based on previous research, BR2173 is significant during the period from 1912 to 1932, in areas of ethnic heritage, community planning & development, social history, non-aboriginal archaeology, architecture, industry, transportation, engineering, science, and invention. Structure BR1569, the Martha Hankins House of Triumph, is a contributing resource to the district, and was visited during this survey. No contributing resources were newly recorded as a result of the current survey. Additional research and survey (architectural and archaeological) may result in the finding of more contributing resources, and, perhaps, an expansion of the period of significance. Additional research should also include determination of contributing and non-contributing resources. However, due to the limited scope of the current survey, only the eastern boundary of the district was observed, and a complete assessment of the District was not possible.

**Required  
Attachments**

- ☆ PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED
- ⌚ LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
- ⌚ TABULATION OF ALL INCLUDED RESOURCES (name, FMSF #, contributing? Y/N, resource category, street address or township-range-section if no address)
- ⌚ PHOTOS OF GENERAL STREETScape OR VIEWS (Optional: aerial photos, views of typical resources)  
Photos may be archival B&W prints OR digital image files. If submitting digital image files, they must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

## UNION CYPRESS COMPANY SAWMILL

This large cypress/pine sawmill was Melbourne's first big industry. Cypress and pine timber owned by George W. Hopkins at Deer Park had an estimated 1911 market value of over \$2 million. The three-story mill, measuring 50 by 153 feet, was constructed of steel with corrugated metal walls and roof. Power was provided by four, 150 horsepower boilers in an adjacent building. Some 40,000 feet of lumber and 45,000 shingles could be produced daily. Lumber not used locally was shipped out via the Florida East Coast Railway. The company brought employment, growth and development to the region. Its power plant supplied Melbourne's first electricity. The Union Cypress Railway was the first direct route across the St. Johns River south of Enterprise. The company-owned town of Hopkins included industrial, residential and commercial areas for its employees and their families. The big mill burned in 1919 and was replaced by a smaller pine mill. A new cypress mill was built in 1924, but the company shut down in 1925 following Hopkins' death. Foshee Manufacturing Co. took over operation in 1928. Even with plenty of timber left, the mill closed in late 1932 due to a declining lumber market during the Great Depression.

Character count: 1232





# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 BR02779

Recorder #

Field Date 1/19/2011

Form Date 3/2/2011

FormNo 201101

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

## GENERAL INFORMATION

Site Name (address if none) 317 Rosa Jones Drive Multiple Listing (DHR only)  
Other Names >> Former FEC Train Station  
Survey or Project Name Historic Structures Survey Along US 1 Survey#  
National Register Category Building(s)

## LOCATION & IDENTIFICATION

### Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
317		Rosa L. Jones	Drive	

Cross Streets (nearest/ between) Rosa Jones Drive/S. Cocoa Boulevard

City / Town (within 3 miles) Cocoa

In Current City Limits? YES

County Brevard Tax Parcel #(s) 24-36-33-00-00532.0-0000.00

Subdivision Name Block Lot

Ownership Private-Corporate-for Profit

Name of Public Tract (e.g., park)

Route to (especially if no street address)

## MAPPING

USGS 7.5' Map Name Publication Date >> COCOA; 1984

Township: Range: Section: 1/4 section: >> 24S ; 36E ; 33 ; UNSP

Irregular Section Name:

Landgrant

UTM: Zone Easting Northing

Plat or Other Map (map's name, location)

## DESCRIPTION

Style International

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 1

Structural System(s) >> Brick

Other Structural System(s)

Foundation Type(s) >> Continuous

Other Foundation Types

Foundation Material(s) >> Brick

Other Foundation Material(s)

Exterior Fabric(s) >> Brick

Other Exterior Fabric(s)

Roof Type(s) >> Flat

Other Roof Type(s)

Roof Material(s) >> Built-up

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc) >> Not applicable

Other Roof Secondary Structure(s)

Number of Chimneys 0

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

# HISTORICAL STRUCTURE FORM

8BR02779

## DESCRIPTION (continued)

Window Descriptions Fenestration consists of historic three-light metal casement windows covered with metal grates.

Main Entrance Description (stylistic details) Metal garage door (S elev), metal door entrances (E and W elev), shed roof canopy on N elev used for storage

Porches: #open 1 #closed        #incised        Location(s) N/canopy/metal pole supports/N,E,W

Porch Roof Types(s) shed

Exterior Ornament exposed T-beam supports, signage, metal grating over windows

Interior Plan Unknown Other Interior Plan       

Condition Good

### Structure Surroundings

Commercial: MOSTly this category Residential: SOME of this category

Institutional: SOME of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) Adjacent to FEC Railroad (8BR1870)

Archaeological Remains (describe):       

If archaeological remains are present, was an Archaeological Site Form completed?       

Narrative Description (optional)       

## HISTORY

Construction year c1962

Architect (last name first): unknown Builder (last name first): unknown

### Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

### Structure Use History

Use        Year Use Started        Year Use Ended        >> Railroad depot;;

Other Structure Uses       

Ownership History (especially original owner, dates, profession, etc.)       

## RESEARCH METHODS

Research Methods        >> Examine local property records

Other research methods       

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible       

Individually Eligible for National Register? YES

Potential Contributor to NR District? NO

Area(s) of historical significance        >> Architecture

Other Historical Associations decline of the railroad after WWII

Explanation of Evaluation (required) Resource 8BR2779 is recommended eligible under Criterion A and under Criterion C as an excellent example of a mid-twentieth-century combined-use railroad station with International elements.



# HISTORICAL STRUCTURE FORM

8BR02779

## DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: \_\_\_\_\_

Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_

Descriptive Information: \_\_\_\_\_

>> All materials one location; Southeastern Archaeological Research; 2605-11001T; photos, maps, fieldnotes, aerials

## RECORDER INFORMATION

Recorder Name (Last, First) Gaillard, Meg

Recorder Address / Phone 315 NW 138th Terrace, Newberry, Florida 32669 / 352.333.0049

Recorder Affiliation Southeastern Archaeological Research

Other Affiliation \_\_\_\_\_

Is a Text-Only Supplement File Attached (Surveyor Only)? \_\_\_\_\_

## \*\*\*\*\* MASTER SITE FILE USE ONLY \*\*\*\*\*

Cultural Resource Type:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

Supplement Information Status:

Supplement File Status:

SHPO's Evaluation of Resource

Eligible Date 6/24/2016

FMSF Staffer:

Computer Entry Date:

Form Comments: \_\_\_\_\_

### REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

# **8BR2779** **at 317 Rosa L Jones Drive**



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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only

received

date entered

Ir 68

1. Name

historic Vero Railroad Station

and/or common Vero Beach Railroad Station

2. Location

street & number 2336 14th Avenue

N/A not for publication

city, town Vero Beach

N/A vicinity of

state Florida

code 12

county Indian River

code 061

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Vacant

4. Owner of Property

name Indian River County Historical Society

street & number Post Office Box 6535

city, town Vero Beach

N/A vicinity of

state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Indian River County Courthouse

street & number 1840 25th Street

city, town Vero Beach

state Florida

6. Representation in Existing Surveys

title N/A

has this property been determined eligible? ☐ yes ☒ no

date N/A

☐ federal ☐ state ☐ county ☐ local

depository for survey records N/A

city, town N/A

state N/A

## 7. Description

IR68

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved date 1984
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Vero Railroad Station is a simple, one-story, frame vernacular building constructed in 1903 and substantially altered in 1916 and 1936. The present appearance of the building is largely the product of the 1936 remodeling. The shingle clad, rectangular building is covered by a medium pitched gable roof supported by decorative brackets. Fenestration is double hung sash, generally two over two. The interior of the building retains its segregated waiting rooms, ticket windows, and beaded walls and ceilings. The building was moved to a site 2,500 feet north of its original location in 1984 but retains its historic orientation and close proximity to the railroad.

As constructed in 1903, the Vero Railroad Station was a modest one-story board and batten building covered by a medium pitch gable roof. Decorative cypress brackets (still in place) supported the wide overhang of the roof. A separate building located directly north of the station was used for freight. In 1916 the station was substantially enlarged by the addition of a freight room to north of the 1903 building. The passenger area was also enlarged to include segregated waiting rooms with individual entries and ticket windows. Historic photographs indicate that the building retained its 1903 board and batten exterior following the 1916 remodeling. Two doors on the south elevation provided access to station's waiting rooms and an observation bay located on the trackside (east) elevation of the building opened from the ticket office. The roof was pierced by a corbelled brick chimney and two louvered cupolas. Two freight platforms were located on the station's long (east and west) elevations.

In 1936 the station was again remodeled, resulting in its present physical appearance. The passenger area was remodeled to include separate restroom facilities for the waiting rooms and the ticket office was expanded to the north. The 1903 board and batten siding was replaced on the passenger end of the building by cypress shingles and a breezeway was introduced between the ticket office and the freight room.

The present structure includes only the passenger end of the building, the freight room having been demolished prior to the station's relocation in 1984. The building is rectangular in plan (22' x 60') with a rectangular observation bay on its east elevation. An 8:12 slope gable roof finished with diagonal square fiberglass shingles covers the building. The roof has a 7-foot overhang on its east and west elevations and a 3-foot overhang on its north and south gable ends. Original fenestration is double hung or single hung sash, generally two over two. Doors are generally four panel cypress. A five-foot wood deck traverses the entire building approximately 24 inches above the grade. The station's single most decorative elements are its cypress brackets, seven on the east elevation, five on the north and south elevations and eight on the west elevation.

The interior of the building includes two waiting rooms with individual restrooms for each in its south half and a ticket office at its northern end. Walls and ceilings are covered with beaded tongue and groove paneling. Two ticket windows open onto the former white waiting room, one onto the colored waiting room. A chimney flue marks the former location of a cast iron stove. The interior is without additional ornamentation or finish.



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

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received
date entered

Continuation sheet 1

Item number 7

Page 2

In December, 1984, following its acquisition by the Indian River County Historical Society, the station was moved approximately 2,500 feet north of its original location to its present site. The relocation of the building was its only alternative to demolition. The historic orientation of the building was maintained in its new location and the building retains a close proximity to the FEC railroad tracks. The commercial/industrial surroundings of its present site are identical to its former location. The building is presently undergoing restoration with a railroad museum proposed as its future use.

Resources Inventory

Contributing resources: 1 Building

Non-contributing resources: 0

## 8. Significance

IR68

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1903

Builder/Architect Florida East Coast Railroad, builder

### Statement of Significance (in one paragraph)

The Vero Station (FEC Station #350) is significant in the areas of architecture, commerce and transportation at the local level. Constructed in 1903, with substantial modifications in 1916 and 1936, the building is a modest but locally important frame vernacular structure located in the Florida east coast community of Vero Beach. The building served the transportation needs of the community and its surrounding agricultural area for over seventy years and has contributed significantly to its growth and development.

In 1892, the Florida Coast and Gulf Railway began survey work for an extension of their railroad from Daytona Beach to West Palm Beach. In October of the same year, the railroad was renamed the Jacksonville, St. Augustine and Indian River Railway Company with millionaire industrialist Henry M. Flagler as president. In 1895, the railroad became the Florida East Coast Railway, with Flagler by now well underway with his southward extension of the railroad along Florida's southeast coast.

In 1893, passenger and freight service was established at Gifford, a laborers camp located approximately one mile from what would later become the community of Vero (later incorporated as the City of Vero Beach). Local history relates that a disagreement over a proposed right-of-way between Flagler and a local farmer, Mr. Gifford, lead to the early development of the Gifford station and delayed the establishment of the Vero Station until 1903.

As was typical of all the early small railroad stations built by the FEC Railway, the Vero Station was built from stock railroad plans constructed by railroad construction crews. The simple, frame vernacular building was typical of FEC stations in Florida. The station operated in a "whistle stop" capacity until 1916 when the facility was expanded to a full passenger station. The plans for the station's 1916 expansion do not credit a specific designer but in a later remodeling in 1936 the names W. M. Kenan and S. M. Loftin appear on the station's drawings.

Providing both freight and passenger service, the modest Vero Railroad Station contributed significantly to the agricultural and commercial economy of its locality. The railroad provided local farmers with a fast and inexpensive means to ship their products north, which included garden vegetables, pineapples and citrus. As the railroad brought faster and more comfortable passenger transportation, subdivision and development of the area began, although the town of Vero itself was not incorporated until 1919 with a population of 793. Increased passenger and freight service necessitated the enlargement of the station's passenger and freight facilities in 1916. In 1936, the passenger area was again remodeled and enlarged and the exterior of the building given its present shingled appearance.

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Continuation Sheet

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The 1936 remodeling represents the culmination of the physical evolution of the Station, and provides tangible evidence of its continuing importance in the economic life of the Vero community. As elsewhere throughout the country, automotive transportation was steadily eroding the role of the railroad in local short haul traffic. Nevertheless, the FEC Railroad continued to serve the Vero community as its primary link with markets for its produce and the homes of its tourists and winter residents in the North. Despite the effects of the Great Depression, the Vero Station thus retained its significance in the commercial life of the community throughout the 1930s.

Based on the physical evolution of the building, the period of historical significance of the Vero Railroad Station may be defined as 1903 to 1936. It is appropriate to note, however, that the station continued to serve its original purpose well beyond this period, providing passenger service to the Vero Beach area until 1968 when the FEC discontinued all passenger service, and freight service until the mid-1970's when this operation was transferred to Ft. Pierce. The station was subsequently vacated by FEC and remained unused until 1984 when it was purchased from the railroad by the Indian River County Historical Society.

In order to assure its preservation, the building was moved a short distance north to its present location. Ironically, the relocation site is a lot that had been purchased by the City of Vero in 1924 for the specific purpose of relocating the Vero Station, and had not been occupied by any other building since that time. Because the building maintains its historic orientation and close proximity to the railroad, its eligibility for National Register listing has not been compromised by its relocation. Preservation of the station has been achieved, with exterior restoration complete and interior work presently in progress.

5

## 9. Major Bibliographical References

IR68

See Continuation Sheet

## 10. Geographical Data

Acreage of nominated property Less than 1Quadrangle name Vero BeachQuadrangle scale 1:24,000

UTM References

A 

1	7	5	5	9	2	8	0	3	0	5	7	6	0	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

D 

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G 

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H 

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### Verbal boundary description and justification

Block 18, Original Town Subdivision (Plat Book 2, Page 12, St. Lucie County). This area includes all historic resources associated with the Vero Railroad Station.

### List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/Astate N/A code N/A county N/A code N/A

## 11. Form Prepared By

name/title Ruth Stanbridge, Michael Zimny/Historic Sites Specialistorganization Bureau of Historic Preservationdate October 1986street & number Division of Historical Resourcestelephone (904) 487-2333city or town Tallahasseestate Florida

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date

11/5/86

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

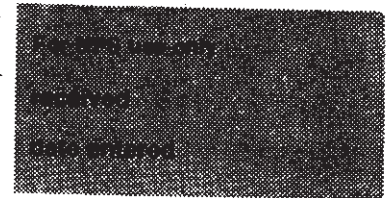
date

Chief of Registration



**United States Department of the Interior  
National Park Service**

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Inventory—Nomination Form**



Continuation sheet 2

Item number 8

Page 2

The station continued to provide passenger service to the Vero Beach area until 1968 when the FEC discontinued passenger service throughout their network. Freight service continued at the station until the mid-1970's when this operation was transferred to Ft. Pierce. The station was subsequently abandoned by FEC and remained inaccessible until 1984 when it was purchased from the railroad by the Indian River County Historical Society. In an effort to secure its preservation, the building was moved a short distance north to its present location. Because the building maintains its historic association and its close proximity to the railroad, its eligibility for National Register listing has not been compromised by its move. Further, preservation of the station has been achieved, with exterior restoration complete and interior work underway. Long range plans call for the eventual use of the building as a railroad museum.

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National Park Service

National Register of Historic Places  
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date entered

Continuation sheet 3

Item number 9

Page 1

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St. Lucie County Records. Plat book 2, page 12, 1924.

Vero Press, 1919 - 1926, newspaper articles concerning incorporation of City of Vero  
and World War I.

United States Department of Commerce, Bureau of Census, United States Printing  
Office, 1915.

8

FLORIDA MASTER SITE FILE  
Site Inventory Form

Site No. 81R99

Site Name George Armstrong Braddock House Survey Date 8/705

Address of Site 1309 Louisiana Ave, Sebastian, Fl

Instruction for locating \_\_\_\_\_

Location \_\_\_\_\_

Subdivision name \_\_\_\_\_ block no. \_\_\_\_\_ lot no. \_\_\_\_\_

County Indian River

District name if applicable \_\_\_\_\_

Owner of Site: Name Don and Janice Gray

Address 1309 Louisiana Ave, Sebastian, Fl 32958

Type of Ownership private Recording Date \_\_\_\_\_

Recorder: Name & Title Sebastian River Area Historical Society

Address PO Box 1348, Sebastian, Fl. 32978-1348

Cora Sadler Ruth Warner

Condition of Site: \_\_\_\_\_ Integrity of Site: \_\_\_\_\_ Original Use private residence

Check One \_\_\_\_\_ Check One or More \_\_\_\_\_

☒ Excellent

☒ Altered

Present Use private residence

☐ Good

☐ Unaltered

Dates ca 1908

☐ Fair

☐ Original Use

Cultural/Phase American

☐ Deteriorated

☐ Restored/Date

Period 20th Century

☐ Moved/Date

NR Classification Category building Date listed on NR \_\_\_\_\_

Threats to Site:

Check One or More

☐ Zoning

☐ Transportation

☐ Development

☐ Fill

☐ Deterioration

☐ Dredge

☐ Borrowing

☐ Other (See Remarks Below) Natural Disaster

Areas of Significance: \_\_\_\_\_

Significance:

In the early days along the East Coast homes were frequently built along the river and later along the Railroad. The George Braddock home was in the latter category. Its location on the west side of the FEC RR overlooks the tracks and the river in the distance. The open porches both up- and downstairs provide excellent places for viewing activity and for just "sittin' 'n' rockin'". From the Pullman cars bound for Miami exotic names for the children were procured.

SEE SITE FILE STAFF FOR  
ORIGINAL PHOTO(S) OR MAP(S)







RECORD NUMBER: 148

Page 1

X original  
update

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

Site 8 IR 0388

SITE NAME: 5056 N Old Dixie Hwy

HISTORIC CONTEXTS: Boomtimes

NAT. REGISTER CATEGORY: Building

OTHER NAMES OR MSF NOS:

COUNTY: Indian River OWNERSHIP TYPE: Private, Individual

PROJECT NAME: Survey of Indian River County: S+P

DHR NO. 1893

LOCATION:

ADDRESS: 5056 N Old Dixie Highway

CITY: Unincorporated

VICINITY OF/ROUTE TO: See attached maps

SUB: No sub

BLOCK

LOT

PLAT OR OTHER MAP: Indian River County Property Appraiser maps

TOWNSHIP: 32S RANGE: 39E SECTION: 23 1/4: 1/4-1/4:

IRREGULAR SEC? y X n LAND GRANT: None

USGS 7.5 MAP: Vero Beach, Fla 1949 PR 1983

UTM: ZONE: EASTING: NORTHING:

COORDINATES: LATITUDE: D M S LONGITUDE: D M S

HISTORY

ARCHITECT:

BUILDER:

CONSTRUCTION DATE: c 1920 RESTORATION DATE(S):

MODIFICATION DATE(S):

MOVE: DATE: ORIG. LOCATION:

ORIGINAL USE (S): Private residence

PRESENT USE (S): Private residence

DESCRIPTION

STYLE: Bungalow

PLAN: EXTERIOR: Square

PLAN: INTERIOR:

NO. STORIES: 2.5 OUTBLDGs: 0 PORCHES: 0 DORMERS: 0

STRUCTURAL SYSTEM(S): Wood, balloon frame

EXTERIOR FABRIC(S): Masonry, brick

FOUNDATION: TYPE: Continuous

MATERIALS: Brick

INFILL:

PORCHES:

ROOF: TYPE: Hip-on-hip

SURFACING: Metal, pressed

SECONDARY STRUCs: Monitor

CHIMNEY: NO.: 2

MATERIALS: Brick, hooded brick cap

LOCATIONS: S/end, exterior; E/end, exterior

WINDOWS: DHS, 6/6; casement

EXTERIOR ORNAMENT:

CONDITION: Excellent

SURROUNDINGS: Residential

NARRATIVE:

See continuation sheet

SEE SITE FILE STAFF FOR  
ORIGINAL PHOTO(S) OR MAP(S)



RECORD NO: 148

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FMSF HISTORICAL STRUCTURE FORM

Site 8 IR388

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? y X n

ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER?	y	X	n	likely, need info	insf info
SIGNIF. AS PART OF DISTRICT?	y	X	n	likely, need info	insf info
SIGNIFICANT AT LOCAL LEVEL?	y		n	likely, need info	X insf info

SUMMARY OF SIGNIFICANCE

```
* * * DHR USE ONLY * * * * * DHR USE ONLY * * * * *
*          DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG.(DATE): _YES _NO *
* SHPO EVALUATION OF ELIGIBILITY (DATE): _YES _NO *
* LOCAL DETERMINATION OF ELIG. (DATE): _YES _NO *
* OFFICE _____ *
* * * DHR USE ONLY * * * * * DHR USE ONLY * * * * *
```

RECORDER INFORMATION: NAME: Stephen Olausen

DATE: 03/15/89 AFFILIATION: Historic Property Associates, Inc

PHOTOGRAPHS

LOCATION OF NEGATIVES: HPA, PO Box 1002 St Augustine, Fl 32085

NEGATIVE NUMBERS: Roll 5 Fr 32

PHOTOGRAPH

M A P

See Attachments



**Statement of Significance:**

This two-and-one-half story brick residential building is located at 5056 North Old Dixie Highway. It has Bungalow styling expressed by its hip roof with pressed metal shingle surfacing, large monitor with paired double hung sash windows, exposed rafter ends, twin hooded chimneys, brick exterior wall fabric, and continuous brick foundation. The building appears to retain much of its original integrity.

The Bungalow was the most popular residential building design in Florida during the first three decades of the twentieth century. Its name was derived from the Bengalese bangla, a low house with porches, used as a wayside shelter by travellers in India during the eighteenth and nineteenth centuries. Although the name and some of the general characteristics of the Bungalow have their origins in India, the Japanese had the most profound influence on the style. Japanese construction techniques exhibited at the California Mid-Winter Exposition of 1894 emphasized the interplay of angles and planes and extensive display of structural members that became integral components of American Bungalow design.

The earliest American buildings which were consciously bungalows appeared in California and New England in the 1890s. They generally were large residences designed by architects. However, by the turn of the century publications like *Bungalow Magazine* and *The Craftsman* flooded the building market with plans for inexpensive bungalows. Featured in these magazines were articles about the economical use of space, interior decoration, and landscaping. It was this scaled down version of the Bungalow which became so pervasive in Florida during the early twentieth century.

The Bungalow is typically a one or one and one-half story building with a low-pitched gable (occasionally hipped) roof with wide unenclosed eave overhangs. The roof rafters are usually exposed and false brackets or beams are commonly added under the gables. The porch is often the most dominant architectural feature of the Bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that frequently extend to ground level or sit on massive brick piers.

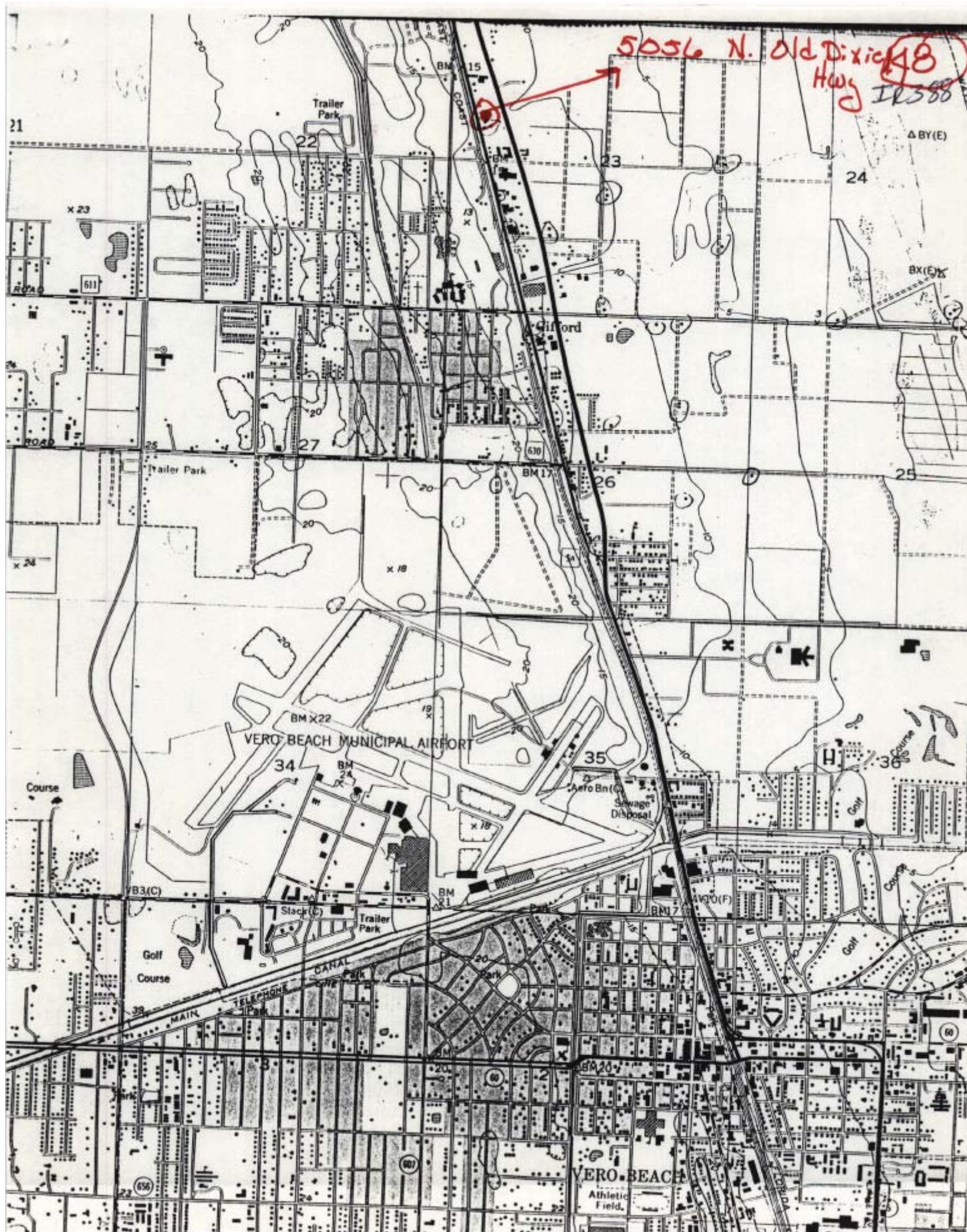
This building is located in the unincorporated area of Indian River County, Florida, and is not associated with any subdivision. Architectural evidence based on comparisons with buildings of similar size and design indicates that the building was constructed circa 1920. Located on the southeast coast of Florida, Indian River County was carved out of St. Lucie County in 1925. In the 1880s, as railroads and steamboats opened Central Florida to development, the first

permanent white settlers moved into the region. Post offices were located at Sebastian (1882), Roseland (1892), and Oslo (1898). In 1894, the Florida East Coast Railway laid its tracks through the area, facilitating transportation and shipping of people and products. The railroad spurred development in the county. Early plats of the area included Wauregan (1889), Roseland (1903), and Gifford (1904). By 1900, citrus and pineapple were important industries there. Development in the area was slow primarily because a significant portion of the county was comprised of wetlands. Frequent heavy rainfalls caused the headwaters of the St. Johns River to back up over the marshes and wetlands flooding citrus groves and buildings. Drainage projects undertaken by the Fellsmere and Indian River farm companies in the early twentieth century reclaimed large areas of land for crop production and made more land available for development. During the Florida Land Boom, special demands were placed on the local government to manage increasing resources and development, resulting in the creation of the county. In 1910, the population of the county totaled approximately 1,000. Between 1910 and 1920 the communities of Sebastian, Vero, and Fellsmere became incorporated. By 1930, nearly 7,000 people resided in the county. Buildings in the unincorporated areas which date to over fifty years old reflect the historical and architectural heritage of Indian River County.













NR LISTED  
1/19/93

IR624

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

## 1. Name of Property

historic name Old Vero Beach Community Building

other names/site number Vero Beach Service, Vero Beach Physical Arts Center/ 8IR624  
Center

## 2. Location

street & number 2146 14th Avenue n/a ☐ not for publication

city or town Vero Beach n/a ☐ vicinity

state Florida code FL county Indian River code 061 zip code 32963

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Suzanne P. Walker / Deputy SHPO 12/4/92

Signature of certifying official/Title

Date

Florida Division of Historical Resources, Bureau of Historic Preservation

State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- ☐ entered in the National Register.  
☐ See continuation sheet.
- ☐ determined eligible for the National Register.  
☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:)

**SEE SITE FILE STAFF FOR  
ORIGINAL PHOTO(S) OR MAP(S)**

FR624

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1 Old Vero Beach Community Building, Vero Beach,  
Indian River Co., FL

## SUMMARY

The Old Vero Beach Community Building, now known as the Vero Beach Physical Arts Center, is a 1935 one-story Frame Vernacular municipal building located at 2146 14th Avenue, in the center of Pocahontas Park in Vero Beach, Indian River County, Florida. The originally U-shaped building is now irregularly shaped, the result of the 1943 addition of an ell on the north elevation. The building rests on a poured concrete foundation. The exterior is covered with textured stucco, and the roof has asphalt shingles. Fenestration includes multipaned pocket windows and paired or single casement and jalousie windows. Throughout its history, the building has served as a social gathering place, playhouse, and meeting hall. The Physical Arts Center is one of the two remaining Federal Emergency Relief Administration projects in Downtown Vero Beach; the Indian River County Courthouse is the other.

## SETTING

The Vero Beach Physical Arts Center, located on the 2100 block of 14th Avenue, occupies part of lot 34 in the Original Town of Vero Subdivision. Located in the center of Pocahontas Park (see photocopy of 1936 aerial photograph), land donated for municipal use by the Indian River Farms Company to the City of Vero in 1920, the Physical Arts Center is the only building on the block. A playground and tennis courts are adjacent to the building, and the two-story Indian River County Courthouse is located directly east, across 14th Avenue from the Physical Arts Center.

Although the building was designed with the main entrance on the south side, facing 21st Street (see photocopy of 1936 aerial photograph), the public began using the west side entrance more frequently in 1945 when the park was altered slightly. The shift to the west side was completed in 1973, when the city removed the sidewalks and many of the plants on the south side.

## PRESENT APPEARANCE

Exterior

The main (west) facade of the Physical Arts Center is comprised of a central, hip roofed entrance bay which is the west end of the main block of the building (photo 1). The gable

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Continuation SheetSection number 7 Page 2 Old Vero Beach Community Building, Indian River Co., FL

roofed north ell was added in 1943; the south ell is an original wing. The center bay is symmetrical and contains a double entrance with jalousie windows covered by a shed overhang supported by large wooden knee brackets with carved ends. The entrance is flanked by symmetrical pairs of 4/4 double-hung sash windows, and a pair of fan vent openings finished with metal louver blinds. The north ell has an offset entrance with a shed overhang supported by decorative knee brackets and three multi-light pocket windows (photo 2) which are asymmetrically placed. The south ell has a strip of four casement windows with eight lights.

The original U-shape and multi-level roofline of the Physical Arts Center become evident on the south elevation (photo 3). The central (main) block with a hipped roof is the dominant feature of this elevation. This central section has a pair of galvanized attic vents at the roof peak, exposed rafter ends, and a central entrance with double doors. The entrance is flanked on either side by four casement windows with eight lights. Other features include the original gable roofed wings which project south from the east and west ends of the elevation. The west wing has an offset entrance with a shed canopy (photo 4), and a lower gable projection which features an end exterior chimney. The chimney, flanked by a pair of three-light stationary windows, has a blind arch located just beneath the flue opening. The east wing has an offset entrance with a shed canopy flanked on one side by a window opening finished with jalousies.

The east elevation is comprised of the main hip roofed block, the side-facing gabled wing to the south (photo 5), and the ell which projects from the north elevation (not visible in photo). The main block is symmetrical and has a matching pair of offset entrances with shed canopy overhangs, a pair of louvered vents, and four pocket windows with six lights each. The south wing has an offset entrance with a shed overhang, and a pair of window openings finished with jalousies. The north ell has a symmetrical strip of pocket windows with nine and fifteen lights.

The north elevation is comprised of the gable end of the ell extending from the west end of the main block (photo 6). The ell has an offset exterior chimney flanked by paired, fifteen-light pocket windows. Other features include a nine-light pocket window and a paired window opening finished with nine-light pocket sash. The main block has a series of eight-light pocket windows set both singly and in pairs.

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JL624

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 3 Old Vero Beach Community Building, Indian River Co., FLInterior

Patrons enter the Physical Arts Center through the main entrance, located in the center of the west end of the dance hall (photo 7). The main dance hall and recreation room is a large open area featuring its original plaster walls, heart pine floor, stage, and full-height ceiling with exposed trusses. The stage, located at the east end of the room is comprised of an elevated platform back-lighted with a series of pocket windows (photo 8). A pair of rectangular rooms, identical in size and shape, flank the stage area. Other features include a massive coquina veneer fireplace and large wooden mantle, located in the center of the north wall (photo 9).

The southwest wing contains a lobby, check room, a pair of closets, and a men's lounge. All of the rooms in this wing are rectangular. The men's lounge features a brick fireplace located in the center of the south wall (photo 10). The fireplace has a wood mantel and rectangular panel finished with natural coquina stone.

The southeast wing contains a vestibule, woman's restroom, and a men's restroom. Other features include doorways to the main dance hall, and exterior exits in the west and south walls.

The north wing, extending from the west end of the north elevation, contains a lounge area, card room, a rest room, showers, and a dressing room. The lounge features an exit in the west wall and a fireplace, which is located in the center of the north wall (photo 11). The fireplace, with its rounded corners, offers a streamlined appearance reminiscent of the Art Deco style (photo 12). A restroom located immediately east of the lounge area contains its original fixtures (photos 13 & 14).

## ALTERATIONS

Exterior

The Physical Arts Center building has experienced two alterations, one of which occurred during the historic period. The historic alteration was the addition of a Service Men's wing (or ell) to the north facade in 1943. A non-historic alteration occurred in the 1960s when, because of termite damage, the entire west, south, and east walls of the ladies' lounge (in the

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National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 4 Old Vero Community Building, Indian River Co., FL

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southeast corner of the east wing) were removed (See photo 3 and Floor Plan With Alterations), and the original pocket sash in the south and east walls of the wing were replaced with jalousie windows (photos 3 & 5).

Interior

The only structural change to the Physical Arts Center was the removal of the ladies' lounge. Light fixtures in the lounge and card room have been replaced, and ceiling finishes were redone in the 1950s or 1960s. The city plans to restore the building, uncovering the original finishes and rebuilding the ladies' lounge. The rest of the interior has retained its architectural integrity despite the damaging effects of a fire which occurred in 1944.

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Continuation SheetSection number 8 Page 1 Old Vero Beach Community Building, Indian River Co., FL

## SUMMARY

The Old Vero Beach Community Building, now known as the Physical Arts Center, is significant at the local level under Criteria A in the area of Entertainment/Recreation as a Depression-Era building constructed in 1935 to provide a municipal hall for the use of local citizens and winter residents. The building is one of two Works Progress Administration public buildings constructed in downtown Vero Beach. The building is a visual reminder of Vero Beach's early civic development, and of its role as host to a Naval Air Station. In response to the establishment of the Naval Air Station late in 1942, the Community Building was converted into a service center for military personnel.

The Physical Arts Center is also significant at the local level under Criterion C as an example of Frame Vernacular architecture used for a public purpose. The building, designed by local architect W. H. Garns, remains relatively intact, and contributes to the distinctive collection of historic buildings of Downtown Vero Beach as an important Depression Era resource.

## HISTORICAL CONTEXT

Initially known as Vero, the town of Vero Beach was established in the 1880s as an agricultural center. The introduction of the railroad in the 1890s and land reclamation projects in the early twentieth century promoted development of the citrus industry in the area. The Indian River Farms Company, based in Vero, was incorporated in 1912 and within several years began draining thousands of acres, many of which were planted in citrus. Driven by that expansion, Vero was incorporated in 1919.

During the Florida land boom of the 1920s, Vero experienced its most significant period of growth, which included an expanded commercial district, platting of numerous residential subdivisions, and the construction of many of its historic buildings. Municipal improvements, such as a central power plant and Pocahontas Park, were established during that period. To attract tourists and developers to the area, the term "beach" was added to Vero during the 1920s.

Population expansion prompted the creation of Indian River County in 1925. As the largest town in the new county, Vero Beach became the seat of government. Supported by the tourism,

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Continuation SheetSection number 8 Page 2 Old Vero Beach Community Building, Indian River Co., FL

the citrus industry, and federally funded WPA projects, Vero Beach continued to grow during the Great Depression of the 1930s.

## HISTORIC SIGNIFICANCE

Vero Beach Community Center 1935-1942

During the mid-1930s, Vero Beach quickly recovered from the effects of the Great Depression. The growing town, with a population of 2,268, was in need of municipal buildings to provide for the social, cultural, and recreational needs of its citizens. On January 18, 1935 a group of citizens representing various communities in Indian River County gathered to review proposals slated for projects which required federal funding for that year. Those projects included the construction of an airport and a municipal dock, the improvement of the Sebastian Inlet, school and road improvements, and extension of pest control. The construction of a new courthouse, post office, and recreation building were also important items on the list. A total of \$1 million dollars was allocated for those projects, out of which \$2,000 was dedicated for the construction of the recreation hall in Vero Beach.

On January 22, 1935, plans for the proposed recreation hall were reviewed and approved. The one-story building, designed by local architect W. H. Garns, cost an estimated \$3,650 to build. The Union workers of Vero Beach supplied all of the skilled labor needed to erect the building. Unskilled labor was supplied by the Federal Emergency Relief Administration. Materials for the project were supplied by the Crosby Builder's Supply Company of Vero Beach. Completed in early April 1935, the building was host to a variety of activities, among the first being the Seventh Annual Flower Show sponsored by the Indian River Garden Club. The recreation hall was officially dedicated as the Vero Beach Community Building on July 4, 1935. The dedication, sponsored by the Modern Woodmen of America, featured band music, dancing, and sports events.

Community groups used the facility extensively. One group, "The Civic Players" organized in 1938, used the building for play rehearsals and performances. The building was used by the Tourist Club during the tourist season, from November to April. Other users included church groups, schools, and other local clubs.



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United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 3 Old Vero Beach Community Building, Indian River Co., FLVero Beach Service Center 1943-1945

With the outbreak of World War II, many of Florida's coastal towns served as hosts to temporary military bases. Vero Beach, with its small municipal airport and location on the Atlantic Ocean, became an ideal place for the installation of a temporary Naval Air Station, which was activated in 1942. With the arrival of the first squadrons in 1943, Vero Beach converted the Community Building into a Servicemen's Center for the entertainment of military personnel. This was evidently a service which warranted the expansion of the facility, for late in 1942, an application for funds to build an addition especially for the servicemen was submitted to the federal government. In early February 1943 funds totalling \$6,175 were allocated for the construction and furnishing of a servicemen's wing to the Vero Beach Service Center. Along with local funds, the construction budget, which included furniture, totalled \$8,175. Completed in the summer of 1943, the wing contained a lounge with fireplace, a reading room, shower room, dressing room and rest room. A portion of the funding was used for operation costs.

The Service Center, already a community focal point before World War II, gained quick acceptance and support of the community of Vero Beach. A social group known as the Bombadears was organized to entertain servicemen during their stay at the Naval Air Station. The club, comprised exclusively of local women, operated under the "Basic Rules" as indicated on the back of their membership cards:

- Must have parental consent.
- Admission to sponsored events by certificate only.
- Departure to be checked by authorized hostess.
- Leaving with service man prohibited.
- No use of intoxicants.
- Ladylike conduct at all times.
- Sport dresses unless notified otherwise.

I agree to observe the above rules and such other regulations as may be issued governing the conduct of all "Bombadears", with the understanding that this certificate is subject to cancellation for any violation thereof.

Signed \_\_\_\_\_

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Continuation SheetSection number 8 Page 4 Old Vero Beach Community Building, Indian River Co., FL

Early in the morning of November 2, 1944 a fire broke out in the Service Center. The fire, probably caused by stage foot lights, ignited the curtains, but was confined primarily to the stage area. The heat, which drew resin from the exposed wood of the furniture, floors, and rafters, caused damage throughout the building; the structure itself, however, remained intact. The total damage to the building was estimated at \$8,000. The immediate repair and refurnishing of the building was ordered by Mayor Alex MacWilliam in order to return its use to the servicemen and women as quickly as possible. Refurbished, the building was used throughout the remainder of the war as a recreational center for service personnel. In 1946, it returned to civilian use and remained a center of activity for various community groups until January 1992 when it was vacated.

The Vero Beach Physical Arts Center is significant under Criterion A for its important association with the early development of Vero Beach's municipal buildings. It is also significant as part of the city's military history. The City of Vero Beach played an important role as host for a Naval Air Station during World War II, and the conversion of the Community Building into a Service Center is indicative of the importance of the Naval Air Station to the city during that time.

## ARCHITECTURAL CONTEXT

Frame Vernacular Style

Frame Vernacular, the prevalent style of architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. Before the Civil War, residents relied upon local materials and their own methods and designs to construct buildings. The Industrial Revolution permitted standardization of building materials and parts and exerted a pervasive influence over vernacular house design. Popular magazines helped to make architectural trends universal throughout the country. The railroad provided cheap and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

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Continuation SheetSection number 8 Page 5 Old Vero Beach Community Building, Indian River Co., FL

Frame Vernacular buildings are typically one or two stories in height, with wood balloon frame structural systems and brick pier foundations. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Gabled or hipped roofs usually have steep pitches which accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall surface materials. Wood shingles were often used to cover the roofs, but they have nearly always been replaced with composition shingle. Porches, most commonly simple entrance or end porches, are common features of the style. Fenestration is regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

W.H. Garns, Architect

Little documentation for architect W.H. Garns exists. He was, however, involved in initiating the concept of a municipal recreation building for the city of Vero Beach. During the Chamber of Commerce meeting which reviewed projects slated for federal funds for the year 1935, Garns was listed as present. Within seven days, a conceptual drawing of the south elevation of the then called "Municipal Recreation Hall" graced the front page of the Vero Beach Press Journal. Garns' elevation drawing closely matches the actual building. The only detectable change is to the doors on the projecting wings on the south elevation. The doors in the original drawing were on the inside of the end chimneys, whereas in the actual building, they are on the outside. His interior plans match that which was constructed to a great extent.

## ARCHITECTURAL SIGNIFICANCE

The Physical Arts Center is a fine example of the public buildings constructed under the Works Progress Administration in the 1930s. Although vernacular in style, the building has several distinctive features, particularly on the interior. These features include the main dance hall and recreation room with exposed wooden trusses, hard wood floor, built-in stage area and large coquina veneered fireplace. Other period features of the interior include, secondary fireplaces with coquina or Art Deco styling, restroom fixtures and finishes, and original plaster interior walls.

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**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 6 Old Vero Beach Community Building, Indian River Co., FL

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The exterior also incorporates several distinctive features. The use of a textured stucco exterior, fairly unusual on a frame vernacular building, was an economical way to add an appearance of solidarity to the simple building. Also unusual was the use of pocket windows. The combination of the hipped and gabled roofs, accented with ridge ventilators, further distinguishes this otherwise simple, utilitarian building.



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Continuation Sheet

Section number 9 Page 1 Old Vero Beach Community Building, Indian River Co., FL

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BIBLIOGRAPHY

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Historic Property Associates, Inc., "Historic Properties Survey  
of the City of Vero Beach, Florida," 1990.

Vero Beach Press Journal, 18 January 1935; 22 January 1935; 1  
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March 1935; 12 April 1935; 17 May 1935; 21 June 1935;  
5 July 1935; 12 February 1943; 3 November 1944;  
29 September 1944.

Vertical Files. "Bombadear" Membership Certificate, Vero Beach  
Historical Society.

W.H. Garns & Sons, "Recreation Building, Pocahontas Park, City of  
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print).

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Continuation Sheet

Section number 10 Page 1 Old Vero Beach Community Building, Indian River Co., FL

VERBAL BOUNDARY DESCRIPTION

Situated in the State of Florida, County of Indian River, City of Vero Beach and being a part of Block 34, Original Town Subdivision as recorded in Plat Book 4, Page 62 of the public records of St. Lucie County, Florida, said lands now lying in Indian River County and being more particularly bounded and described as follows:

Commencing at the southeast corner of said Block 34 run west along the south line of said Block 34, the same being the north right-of-way line of 21st Street as shown on said plat of the Original Town, to an intersection with the east right-of-way line of 14th Avenue, the same being the west line of said Block 34;

thence run north along the said east right-of-way line of 14th Avenue, a distance of 185.91 feet to the Point of Beginning of the hereon described parcel;

from the Point of Beginning run east and perpendicular to the said east right-of-way line of 14th Avenue, a distance of 47.76 feet;

thence run south and parallel with the said east right-of-way line, a distance of 57.75 feet;

thence run east and perpendicular to the said east right-of-way line, a distance of 125.30 feet;

thence run north and parallel with the said east right-of-wayline, a distance of 143.31 feet;

thence run west and perpendicular to the said east right-of-way line, a distance of 125.30 feet;

thence run south and parallel with the right-of-way line, a distance of 55.56 feet;

thence run west and perpendicular to the said east right-of-way line, a distance of 47.76 feet to the said east right-of-wayline of 14th Avenue;

thence run south along the said west right-of-way line of 14th Avenue, a distance of 30 feet to the Point of Beginning; containing 19,389.5 square feet.

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## National Register of Historic Places Continuation Sheet

Section number 10 Page 2 Old Vero Beach Community Building, Indian River Co., FL

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### BOUNDARY JUSTIFICATION

The boundary includes the city land that historically has been association with the Old Vero Beach Community Center (Physical Arts Center).

PAGE 1

☒ Original  
☒ Update

HISTORICAL STRUCTURE FORM  
FLORIDA SITE FILE

SITE #8IR858  
Recorder# A 1-24  
Field Date 12/94  
Form Date 12/94

Survnum 4363

SITE NAMES: Hall of Giants, McKee Jungle Gardens  
SURVEY: S.R. 5/US 1; 1/4 MILE SOUTH OF U.S. 1 AND S.R. 713 (KING'S  
HIGHWAY) INTERSECTION AND 7 MILES NORTH TO 1/4 MILE NORTH OF  
INDIAN RIVER BOULEVARD/4TH STREET (CR603)  
SURVEY #: FDOT State Project #88010-1501; Work Program #4115433  
NATIONAL REGISTER CATEGORY: building, site

LOCATION & IDENTIFICATION

ADDRESS:

CROSS STREETS: U.S. 1 and 4th Street  
NEAREST CITY/TOWN: Vero Beach  
COUNTY: Indian River  
SUBDIVISION: BLOCK NO: 7000 LOT NO: 2.0  
OWNERSHIP: private  
NAME OF PUBLIC TRACT:  
ROUTE TO:

IN CURRENT CITY LIMITS: no  
TAX PARCEL #

MAPPING

USGS 7.5' MAP NAME:  
TOWNSHIP: 33 RANGE: 39 SECT.: 13 1/4: 1/4-1/4: IRREG. SEC?  
UTM: ZONE: EASTING: NORTHING:  
PLAT OR OTHER MAP:

DESCRIPTION

STYLE: Folk Art EXTERIOR PLAN: rectangular NO. STORIES: 2  
STRUCTURAL SYSTEM(S): wood  
FOUNDATION: Types: poured Materials: concrete, stone  
EXTERIOR FABRIC(S): wood  
ROOF: Types: gable Materials: metal  
Secondary strucs.: n/a  
CHIMNEY: NO: 0 MATERIALS: LOCATIONS:  
WINDOWS: elliptical and rectangular openings

MAIN ENTRANCE: west elevation, open  
PORCHES: #open\_0 #closed\_\_\_ #incised\_\_\_ Locations:  
Porch roof types: n/a  
EXTERIOR ORNAMENT: wood; features include second story balconies, north  
and south stairs, open entrances to interior, exposed rafters  
INTERIOR PLAN: open CONDITION: fair  
SURROUNDINGS: residential/commercial; situated on 19 acre jungle garden  
ANCILLARY FEATURES: parking lot, jungle garden features such as pathways,  
bridges, ponds  
ARCHAEOLOGICAL REMAINS AT THE SITE Archaeological form completed?  
Artifacts or other remains: none observed  
NARRATIVE: Part of popular 1930s jungle tourist attraction, unique  
building constructed of slash pine beams and cypress walls, concrete and  
stone flooring. Used as gift shop and storage facility.



## HISTORY

CONSTRUCTION DATE: 1940 CIRCA:  
ARCHITECT: Sexton, Waldo  
BUILDER: Sexton, Waldo  
MOVES: Dates Orig. addr.  
ALTERATIONS: Dates Nature:  
ADDITIONS: Dates Nature:  
ORIGINAL USES: gift shop  
INTERMEDIATE USES: gift shop  
PRESENT USES: vacant  
OWNERSHIP HISTORY: private

## SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? yes  
Local Designation Category building, site  
Individually elig. for Nat. Register? yes  
Potential contributor to NR district? insuff. info.

HISTORICAL ASSOCIATION: architecture, tourism, entertainment/recreation,  
transportation

EXPLANATION OF EVALUATION: The Hall of Giants is a unique example of folk  
art style constructed of local materials. The building is part of the  
McKee Jungle Gardens site and is associated with the tourist industry in  
Florida. See continuation.

## CROSS-REFERENCES

## BIBLIOGRAPHIC REFERENCES:

Indian River Land Trust archives  
Indian River County Property Appraiser  
Indian River Historical Society archives

## PHOTOGRAPHS

Location of negatives: FDOT District Four  
Negative numbers: roll A neg. 1-24

## RECORDER

NAME: Milano, Karen Webster

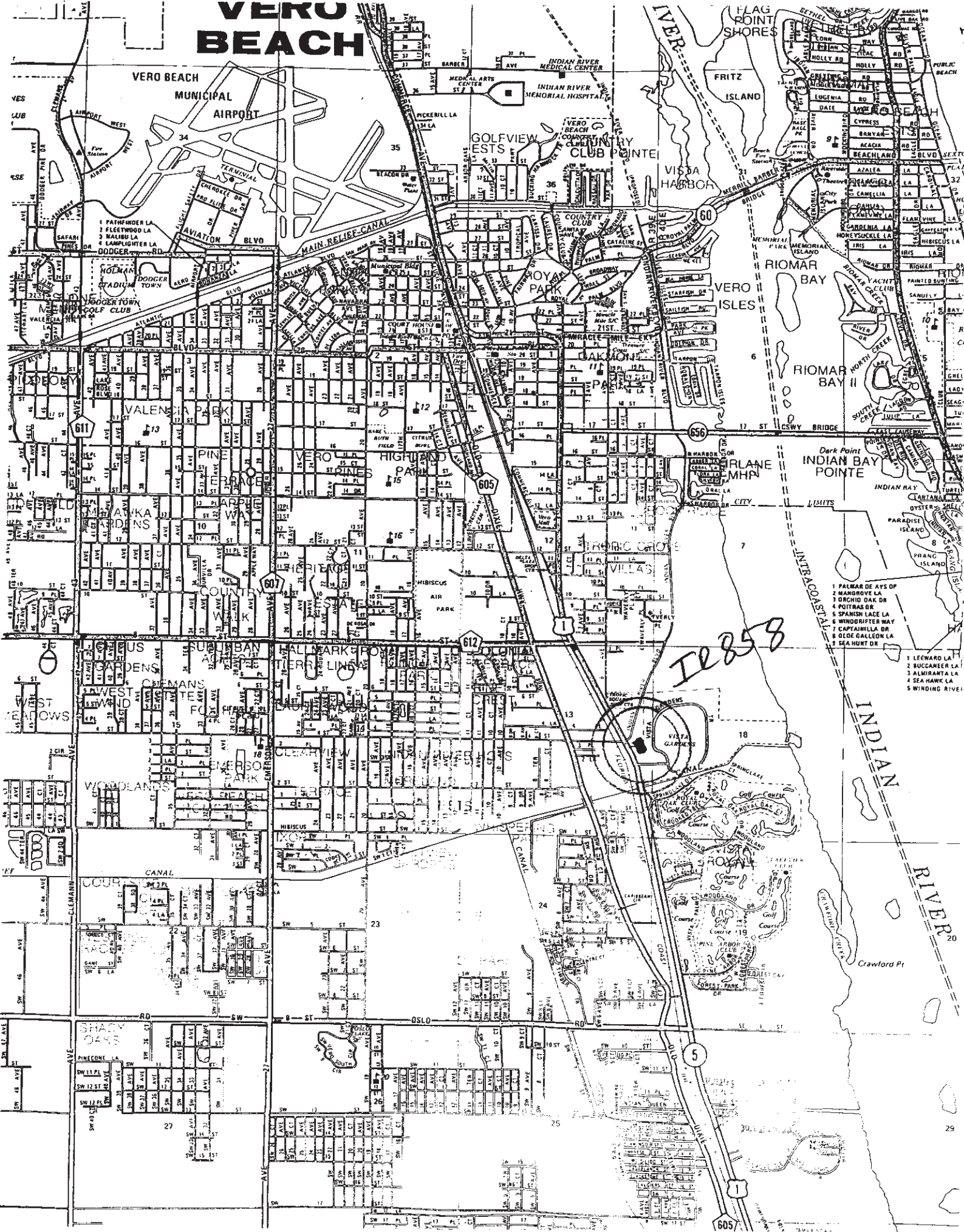
AFFILIATION: Group Enterprises, Inc.

DHR USE ONLY	OFFICIAL EVALUATIONS	DHR USE ONLY
NR DATE	KEEPER -NR ELIGIBILITY:	DATE:
	SHPO -NR ELIGIBILITY: 465	DATE: 8/24/95
DELIST DATE	LOCAL DESIGNATION:	DATE:
	Local office	

## REQUIRED:

- (1) USGS MAP WITH STRUCTURE PINPOINTED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5

# VERO BEACH



- 1 PALMAR DE AVS OF  
2 MARSHOVE LA  
3 ORCHID OAK DR  
4 POITRAS DR  
5 SPANISH LADE LA  
6 WINDRIFTER WAY  
7 CAPTAINILLA DR  
8 OLIVE GALLEON LA  
9 SEA HUNT DR
- 1 LEONARD LA  
2 SUCCANEER LA  
3 ALMIRANTA LA  
4 SEA HAWK LA  
5 WINDING RIVER

OSLO QUADRANGLE  
FLORIDA

7.5 MINUTE SERIES (TOPOGRAPHIC)

4939 III NE  
(RIOMAR)

VERO BEACH (JUNC. FLA. 60) 0.9 MI.

VERO BEACH (JUNC. FLA. 60) 1 MI.

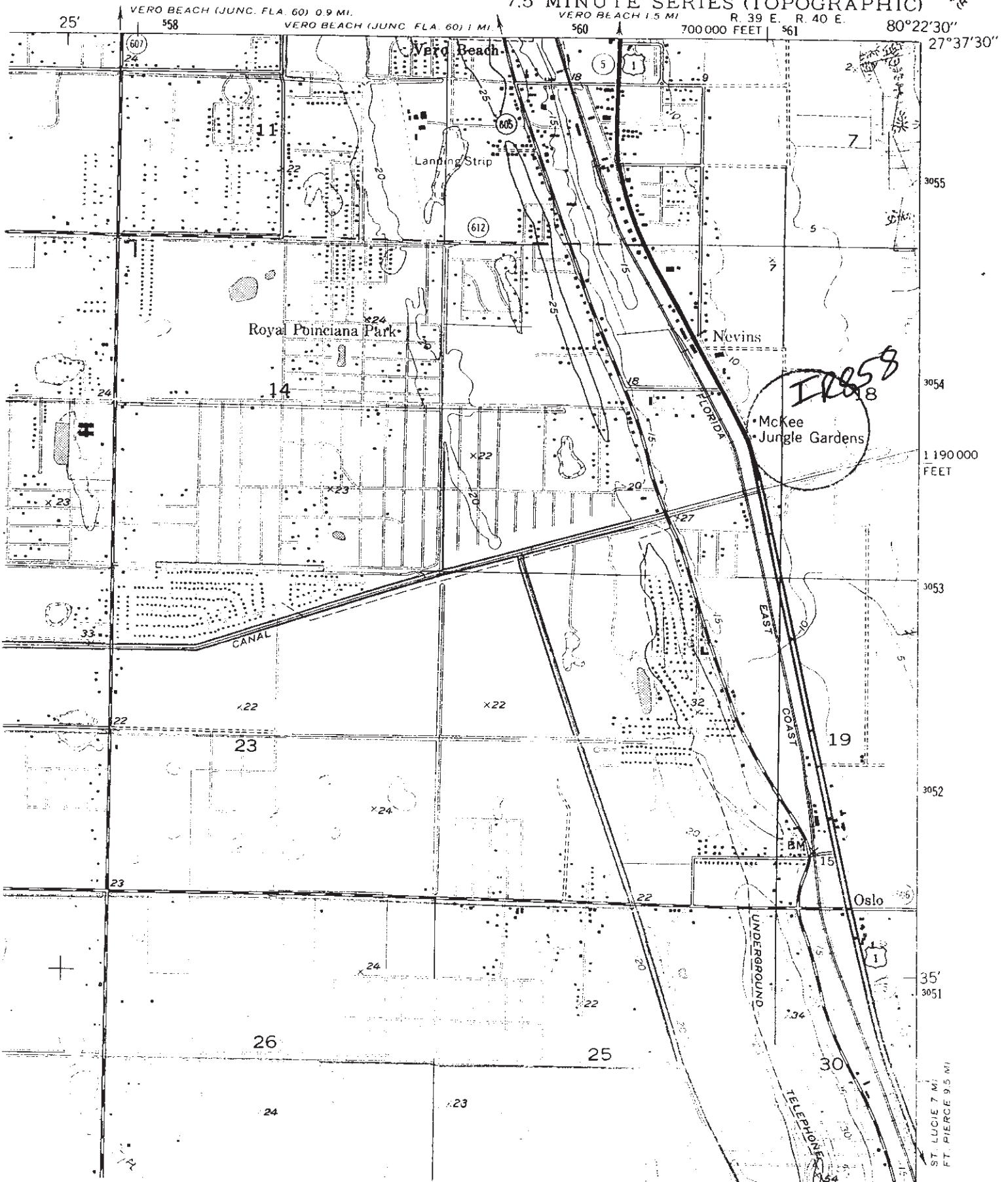
VERO BEACH 1.5 MI.

R. 39 E. R. 40 E.

700 000 FEET

80°22'30"

27°37'30"





## ***MCKEE BOTANICAL GARDEN--A LEGACY REVIVED!!!***

11859

After closing its doors some 20 years ago, McKee Jungle Gardens, renamed McKee Botanical Garden, will flourish again. Competition from new and large-scale attractions affected many recreation areas in the early 1970's, including McKee Jungle Gardens, which closed in 1976. The land was sold, and most of it was developed for condominiums. Thankfully, the core 18 acres of this historic property remained unscathed. In an effort to save it from imminent development, the Indian River Land Trust waged a fundraising campaign, and through the overwhelming support of the community of Vero Beach, Florida, over \$2.1 million in donations and pledges was raised. On December 1, 1995, the Indian River Land Trust was able to purchase the 18 acres, along with 80 acres of wetlands. With the aid of additional donations and grants, restoration and rehabilitation of this magnificent historical Garden will proceed. The Garden's master planning under the direction of the national land planning firm of Wallace Roberts & Todd is underway, and the Garden is slated to reopen to the public as a botanical garden in early 1998.

McKee Jungle Gardens opened its doors to the public in 1932 when Cleveland industrialist Arthur McKee and pioneer developer Waldo Sexton formed the McKee-Sexton Land Company to preserve a 2,000 year old oak hammock along the Indian River. As avid horticulturists and preservationists, they enhanced the native vegetation with tropical plants and trees from around the world. Today the Garden is still home to many of these species, 12 of them considered endangered or threatened. Last year five trees were awarded the distinction of Champion Trees by the Florida Department of Agriculture, including "The Old Man of the Jungle," a giant 500 year old live oak.

In its heyday, more than 100,000 tourists visited McKee Jungle Gardens each year. They spent time at the Reflecting Pond and in the Meditation Garden and strolled along the trails as their guide pointed out the amazing variety of plants and trees. Today volunteer guides usher visitors along these same trails. William Lyman Phillips, an associate in the firm of Central Park's architect Frederick Law Olmsted, designed the streams, ponds and trails, as well as those in Fairchild Tropical Garden of Miami and Bok Tower Gardens in Lake Wales.

Two of the Garden's original buildings, the Hall of Giants and Spanish Kitchen, still majestically stand. These historic structures were built by Waldo Sexton, famous for his eclectic architectural style in which he created buildings around lavish artifacts collected worldwide. In June, 1996, the Garden was named the recipient of a \$348,700 historic preservation grant from the Florida Bureau of Historic Preservation, Division of Historical Resources, Department of State, to restore these two buildings. Several of Sexton's landmark buildings, including the Patio Restaurant and Driftwood Inn of Vero Beach, are on the National Register of Historic Places. A nomination proposal for the inclusion of McKee Botanical Garden on the Register has been approved by the Florida Review Board and will be forwarded to the National Park Service for their final determination.

In a 1932 address to the Rotary Club Winton H. Reinsmith, landscape architect for Frederick Law Olmsted, said, "Come to the McKee Jungle Gardens with us, come, see and marvel. Come often, alone or with your families when the ordeals of business, the monotony of the office becomes too oppressive and wander thru a natural wonderland made available to you. Come and experience the recreation, rest and relaxation and find comfort as so many of your fellow citizens already have done by letting nature's spectacle dwarf the enormity of your burdens and give you peace."

That peace has survived the decades for all to partake, and this lush tropical legacy will once again flourish for generations to come.

*Barbara Y. Carter  
McKee Botanical Garden*



United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name MCKEE JUNGLE GARDENS

IR 859 update

other names/site number N/A

**2. Location**

street & number 350 U.S. Hwy 1

N/A ☐ not for publication

city or town Vero Beach

N/A ☐ vicinity

state FLORIDA code FL county Indian River code 061 zip code 32962

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination  
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of  
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant  
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

[Signature]  
Signature of certifying official/Title

12/4/97  
Date

Florida State Historic Preservation Officer, Division of Historical Resources  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

☐ entered in the National Register  
☐ See continuation sheet

☐ determined eligible for the  
National Register  
☐ See continuation sheet.

☐ determined not eligible for the  
National Register  
☐ See continuation sheet.

☐ removed from the National  
Register.

☐ other, (explain) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

MCKEE JUNGLE GARDENS

Name of Property

Indian River Co., FL

County and State

**5. Classification****Ownership of Property**

(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**

(Check only one box)

- ☐ buildings  
☐ district  
☒ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
2	1	buildings
1	0	sites
11	0	structures
1	0	objects
15	1	total

**Name of related multiple property listings**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

9

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

LANDSCAPE/Garden/Street Furniture/Object

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**Current Functions**

(Enter categories from instructions)

LANDSCAPE/Garden/Street Furniture/Object

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**7. Description****Architectural Classification**

(Enter categories from instructions)

N/A

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---

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**Materials**

(Enter categories from instructions)

foundation N/A

walls N/A

roof N/A

other

---

---

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 8<sup>7</sup> Page 1

MCKEE JUNGLE GARDENS  
INDIAN RIVER COUNTY, FLORIDA  
PHYSICAL DESCRIPTION

SUMMARY

McKee Jungle Gardens is a native Florida hammock that was transformed into a botanical garden, tourist attraction in the early 1930s. Of the original 80 acres, an irregular parcel of 18 acres survives. This acreage encompasses most of what was open to the public. Included in the property are several contributing buildings, trails, water features, and structures such as stone benches and bridges. A large portion of the original landscape design and circulation pattern are intact.

SETTING

McKee Jungle Gardens is located about three miles south of the city of Vero Beach. It is approximately 200 yards south of Indian River Boulevard which runs east/west. It lies between the Indian River Lagoon and U.S. Route 1, a principal north/south artery which forms the west boundary of the property. To the north is an access road to the Vista Gardens condominium development and a wind break of Australian pine, giant bamboo, live oaks, and other trees. A drainage canal and perimeter sand road are to the south. The east boundary is defined by a 8 1/2 foot high block wall, approximately 1/4 mile long, that separates McKee Jungle Gardens from the condominium development.

DESCRIPTION

Circulation System (roads, paths)

The entrance to McKee Jungle Gardens is directly off US A1A, into a paved parking lot. A prominent feature of the parking area is a 3,000 year old bald cypress (*Taxodium distichum*) stump brought from the interior of Florida (Photo 1 and Print 1). Formerly a twelve-foot wide sign advertising "McKee Jungle Gardens" was located near the stump.

A carefully laid out system of gravel trails with coquina curbs led the visitor through the jungle. The tourist, accompanied by a guide, could enjoy the gardens in about an hour's walk. Some trails (no longer included in the boundary of the nominated property, see 1933 Map of Gardens) led approximately one-half mile east to the salt marsh. There, hikers could spend hours traversing water features where wooden bridges crossed rock lined ponds. Although the basic trail system was designed by 1933, some trails were later expanded as animal displays were added in the late 1930s.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 87 Page 2

MCKEE JUNGLE GARDENS  
INDIAN RIVER COUNTY, FLORIDA  
PHYSICAL DESCRIPTION

A 1932 docent guide documents what the visitors were taught as they were accompanied along the foot paths. The visitors first encountered a fruit juice stand, presumably where an admission fee was paid. Then the visitor passed through an arched corridor of lattice work, covered with flowering vines (Print 2). This corridor led to the Greeting Park, a cleared area which provided a vista of a trail entering the jungle. The Entrance Trail (Prints 3 and 4) led through an arch of oaks and cabbage palms and was flanked by the jungle-like hammock. Several trails branched off the entrance trail. The Main Trail extended east from the Entrance Trail and then turned south to encircle an area known as the Glade. Located in the Glade is a giant oak (Photo 2), known as the "Old Man of the Jungle." The Main Trail extended further east to a "Watery Maze," the "Garden of the Gods," and an azalea garden (not extant and beyond the current property boundary).

At the juncture of the Main Trail with the Duck Pond Trail, leading to the south, was a small waterfall (Photo 3) and a pool used as an alligator enclosure. The Duck Pond Trail continued in a southeasterly direction to a small Meditation Garden, and past an aviary and animal cages before reaching a petting zoo. Yet another trail lead north from the Entrance Trail to the Main Pond, which was divided into two sections by a stone bridge (Photo 4). One could continue on this trail to the "Cathedral of Palms" (Print 5) and then eventually wend back to the pond at the northwest corner of the property, and from there return to the fruit juice stand.

Drainage and engineering structures (water features, bridges)

Because of its low elevation and proximity to the Indian River, the control of water was an important planned element of the Gardens. Four artesian wells located on the property were used for an irrigation system and, through a network of underground pipes, fed the ponds and streams. The designers were careful to study the tides in relation to the water level of the ponds. Overflow ditches for the ponds were constructed.

The 1933 map of the Gardens shows four principal ponds. The Main Pond (Photo 5) was located north of the juncture of the Main Trail with the Duck Pond Trail. A bridge bisected this pond. A small pond, whose sides are lined with rock (identified today as the Southwest Pond), was located at the north end of the parking area (Photo 6). A sulphur spring (Photo 7) fed another pond (Photo 8) just north of the Entrance Corridor. It is known today as the Northwest Pond. A Watery Maze, north of the Glade (and beyond the current property boundary), was enlarged from an existing stream bed not only to add a visual attraction to the Garden, but to eliminate adjacent stagnant pools of water.



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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 87 Page 3

MCKEE JUNGLE GARDENS  
INDIAN RIVER COUNTY, FLORIDA  
PHYSICAL DESCRIPTION

Small waterfalls were also incorporated into the Garden design. One is located near the bifurcation of the Main Trail and the Duck Pond Trail (Photo 3), another is located in the area known as the Meditation Garden, and a third is a feature of the Aviary (Photo 9). Consideration was given to the construction of a five foot hurricane dike, although it is unclear if this was realized. A drainage ditch along the north property line, and other small ditches were cut to eliminate standing water from low areas. Some simple wood bridges were constructed over flood ditches. These no longer exist.

Measures were also undertaken to eliminate the risk of forest fires during dry seasons. A system of fire trails and fire breaks was created. In addition, an engine was on hand to water-down piles of brush if needed.

Vegetation of the Surviving Trail System

McKee Jungle Gardens was developed from a large, natural hammock. This coastal land was underlaid by a limestone base and thinly covered with a layer of sandy, marl loam. The tropical hammock consisted of a mix of trees, shrubs, vines and herbs. Most of the hammock was left in its natural state, altered only by paths cut through the jungle.

A 1932 status report on the garden noted that 159 native plant species had been identified on the grounds and that an additional 698 species had been planted or were grown for sale in the green houses. By 1940, the garden could boast of masses of azaleas and 100 types of hibiscus. Large greenhouses (no longer extant) provided orchids of all colors, sizes, and varieties. Water lilies thrived in the ponds, many of which were developed through cross pollination by the Garden's botanist, Jens Hansen. A recent inventory by botanist James Haeger has identified approximately 140 surviving species in the Gardens. Five of the introduced trees on the grounds have recently been awarded champion status for their size by the Florida Department of Forestry: a 12-foot grugru palm (*Acrocromia totai*), a 28-foot queen sago palm (Photo 10), a black sugar palm (Photo 11), a hybrid Senegal date palm, and a toog (*Bischofia javanica*). Other important surviving tropical trees in the Gardens include 15 date palms; a number of royal palms; 500 cabbage or sabal palms (*Sabal palmetto*), clumps of giant bamboo (Photo 12); ten ficus trees; and live oak, laurel oak, red maple, and a Cuban laurel tree (Photo 13). Five eucalyptus trees are growing near the south boundary of the property.

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Each of the defined areas in the Garden had its own unique vegetation. Adjacent to the parking area are a false banyan (Photo 14) or council tree (*Ficus Altissima*), four Washingtonia palms, sword ferns, a large Senegal date, three royal palms, the Champion Gru-Gru palm, a clump of Chinese fan palms (*Livistonia chinensis*). A Canary Island date palm is located adjacent to the dry Southwest Pool. In the Corridor, which no longer exists, were many species of exotic ferns, passion vine, vanilla orchid vines, and Dutchman's Pipe (a butterfly larval food).

The Greeting Park, which the visitor encountered on exiting the Corridor, was designed as an open glade ringed with coconut palms. An azalea garden featuring many varieties was formerly located on the east side of the Main Pond. The garden area still exists, although azaleas are no longer growing there. Beyond the pond were spices, such as allspice, spiceberry, tea, poinsettias; tree strawberry; angel's trumpet; and palms, ferns, and a wide variety of ornamentals.

An arch of live oaks provided an inviting vista east from the open expanse of the Greeting Park to the Entrance Trail leading into the jungle (Photo 15). Also along this trail are the following species: sausage trees (Print 6), marlberry and grape vines, slash pine, Hercules club (a larval food plant for the giant swallowtail butterfly), two varieties of wild coffee shrubs, podocarpus, cassia, black eyed Susan vine, sleeping hibiscus, and a queen crepe myrtle tree. Exotic Chinese fan palms have volunteered along the trails.

Today, the Entrance Trail terminates at its eastern end with a small glade. This is the location of the "Old Man of the Jungle," a large oak estimated to be over 400 years old whose trunk is covered by a blanket of resurrection ferns (Photo 2). The only other surviving species in the Glade is the Golden Wonder Senna (*Cassia splendida*), which provides food for butterflies. Historically, the Glade had been planted with a Ylang Ylang, a perfume tree; red bougainvillea vine; calabash tree with 10-12 inch fruit; Pachira, a relative of the balsawood tree; and a bombax fiber tree (silk cotton tree).

The Duck Pond Trail begins on the east side of the Greeting Park and extends to the south. Vegetation in and around the Meditation Garden (on the east side of the Duck Pond Trail) includes a large patch of bromeliads known as flowering pineapple (*Ananas comosus*), and lady palms. On the west side of this trail is the dry bed of the water lily pond. Along this trail are the following species: Chinese fan palm, slash pine, red mulberry tree, and large clusters of red ginger and shell ginger. On the trail northeast of the Meditation Garden is a majestic Canary Island date palm (*Phoenix canariensis*) (Photo 16), surrounded by stands of a South American shrub called the red powder puff (*Catliandra haematociphala*).

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The wire cage of an aviary (Photo 17) near the south end of the Duck Pond Trail is covered with cassia, pelican flower vines, and possum grape vines. On an adjacent path is a Java glorybower. Opposite the Aviary is an assonia tree; a champion royal poinciana tree, thirty-feet in diameter; and Florida hydrangea (*Dombeya wallichii*).

Two major features of the Gardens no longer exist, the Garden of the Gods and the Orchid Glade, for they were located east of the block wall where the condominium development is now located. The Garden of the Gods was a natural garden of native flora and contained *Agave variagata*, Surinam cherry, rice paper plants, and sabal palms, with endangered shoestring and polydium ferns and airplants (*Tillandsia*) growing on the palm trunks.

Site Furnishings

In keeping with the naturalistic school of landscape design, most of the site furnishings at McKee Jungle Gardens were made of native materials. The rustic features made out of wood no longer exist. However, there are several rock bridges and rustic stone waterfalls. The Meditation Garden, on the east side of the Duck Pond Trail, in addition to the rock work water fall (Photo 19) has a seat carved from stone (Photo 20).

Buildings

The entrance corridor was originally flanked by frame greenhouses, or plant propagating buildings. These no longer exist. Beginning around 1940, several structures were built to provide more amenities for visitors and to expand the attractions offered.

The **Hall of Giants**, built in 1940, strongly reflects Waldo Sexton's eclectic approach to construction and building materials. The rectangular, two-story structure (Photo 21) served as a gift store and, on occasion, as a dining hall. The 2,000 square foot building is 25 feet high, 60 feet long, and 40 feet wide. The pole and beam structural members rest on a foundation of yellow pine poles sunk in a cement slab, overlaid with flagstones. The exterior is distinguished by cypress board and batten walls, decorative truss work, and a rustic balcony on the main (west) facade. The building has a gable roof, consisting of cypress boards covered with corrugated, galvanized steel panels. The Hall of Giants was originally decorated with huge chains, ancient Spanish doors, stained glass windows, wrought iron chandeliers, bells and other artifacts of iron and wood that Sexton salvaged over the years. On the interior, balconies run the length of both

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sides of the building (Print 7). Access is gained by stairwells located on each side of the west facade (Photos 22 and 23). While years of neglect and adverse weather conditions have had a deteriorating impact on the building, most of the large heart pine timbers are sound.

Petting Zoo Building

The petting zoo is a simple, rectangular, masonry building has a gable roof and stucco walls (Photo 24). It was constructed in the early 1940s as a maintenance building and was later converted into a facility for a petting zoo. One exterior wall is painted with a whimsical mural (Photo 25), attributed to artist Peter Hunt.

Structures:

**Spanish Kitchen:** This reinforced concrete structure was built in 1940 as a replica of a Mexican fiesta-type kitchen. The three-sided kitchen measures approximately 30 feet by 15 feet (Photo 26) and contains six open grills where, reportedly, 100 steaks could be cooked at the same time. Some of the copper hoods of the grills remain in place. The structure has a curved concrete roof, finished with tile and wood beams. The native stone floor of the kitchen extends into a flagstone courtyard leading to the main entrance of the Hall of Giants.

**Tropical Bird Aviary:** This rectangular structure was built in the late 1930s-early 1940s. It has low concrete walls to which is attached a wire mesh enclosure, covered with vines (Photo 17). Within the aviary is a small stone waterfall (Photo 9) and stream of water.

**Animal Pens:** Animal pens (Photos 27 and 28) were constructed over the years to house the various animal attractions that were formerly part of the McKee Garden Tour. Deer pens and alligator pens were constructed in the late 1930s-early 1940s. Monkey Cages were built ca. 1940. These pens consist of concrete or rustic stone walls, surmounted by chain-link fencing. Although animals will no longer be part of the McKee Jungle Gardens attractions, they are still part of the natural setting. In 1993, members of the Vero Beach Audubon Society documented 34 species of birds in the Gardens. There are also 26 species of butterflies which appear in season in great numbers and thrive on the available food.



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**NON-CONTRIBUTING STRUCTURES/BUILDINGS**

Tiki Hut

A pagoda-type Tiki Hut was built around 1960 and served as a ticket booth until the Gardens closed in 1976 (Photo 29). It is of wood construction and built on a wood platform. The Tiki Hut measures approximately nine feet square and rises to a height of 35 feet at the peak of the pagoda roof. The 30 degree, pitched roof is covered with wooden shingles.

**ALTERATIONS/CHANGES**

Among the major changes since McKee's inception are those at the entrance, which was changed three times. Originally the entrance was defined by a wrought iron grilled gate (Print 13). The gates led into the arched corridor. This was replaced ca. 1935 by a more intricate wrought iron gate of Spanish design (Print 15), which in turn was replaced by the Tiki Hut ticket booth.

Three retention ponds were added along the north boundary of the property ca. 1980.

**SUMMARY OF RESTORATION PLANS**

After twelve years of benign neglect and the whims of man and nature, McKee Jungle Gardens became impenetrable in many areas, overgrown with weeds, trees, vines, and storm-felled branches. The Indian River Land Trust (IRLT) initiated an environmental restoration plan, beginning with clearing trails and pond margins. Dedicated volunteers have expended many hours at the site serving as tour guides and clearing the Gardens of debris. Over a period of 18 months, the famous vistas and trails have begun to emerge as the aggressive growth of potato vines and pepper trees has been pruned away.

In 1994, the IRLT engaged the services of the Coral Gables landscape architectural firm of Wallace, Roberts & Todd to update the original design made by Phillips and to "to preserve, recreate or emulate as much as possible the McKee Jungle Gardens experience." The intent is to emphasize the botanical rather than the amusement/attraction aspect of the Gardens while retaining the historic integrity of the property. Future plans, contingent upon funding, anticipate a restored entrance, and rehabilitation of the Hall of Giants, Spanish Kitchen, and water features. The Petting Zoo building will undergo a cleaning and painting, and the unique exterior mural will be restored.

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The primary change to the original design of the gardens is the anticipated relocation of the royal palm grove from the northeast corner of the property to the southwest corner. The original location of this grove of over 300 royal palm trees offered no protection from north winds. The Vero Beach area is subject to periodical cold snaps. Freezes in 1940, 1948, 1958, 1962, and the early 1980s thinned out vulnerable plants. Thus, the "Cathedral of Royal Palms" (Print 5) was destroyed by several successive freezes in the 1980s. At the southwest quadrant of the property, the palms would be protected by taller forest trees. This new location was formerly the site of the McKee-Sexton nursery, and its use as a palm grove will not destroy important historic landscape features.

It is anticipated that after restoration, operating funds will be enhanced by modest admission fees, plant sales, gift shop revenues, and the rental of meeting space for professional and social events. The IRLT also hopes to establish a museum to enhance the educational aspects of the facility.

MCKEE JUNGLE GARDENS

Name of Property

Indian River Co., FL

County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

### Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 36) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record

### Areas of Significance

(Enter categories from instructions)

ENTERTAINMENT/RECREATION

COMMERCE

LANDSCAPE ARCHITECTURE

### Period of Significance

1931-1947

### Significant Dates

1931

### Significant Person

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Landscape Archs: Phillips, W. Lyman

Reinsmith, W.H.

#### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of Repository

# \_\_\_\_\_



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**SUMMARY**

McKee Jungle Gardens, in Vero Beach, Florida, meets National Register Criteria A and C. The Gardens are significant under Criterion A in the areas of Entertainment/Recreation and Commerce. McKee Jungle Gardens was a multifaceted tourist attraction located on an important north/south thoroughfare on the east coast of Florida, U. S. 1. The Gardens were an important element of the tourism industry in the Vero Beach area, improving the economy at the local level by bringing in tax dollars and providing jobs. The attraction featured nature trails, water features and a diversity of native and exotic flora, along with different species of exotic animals in a natural environment. McKee Jungle Gardens provided local residents and tourists alike with family oriented entertainment and recreation. It opened to the public in January 1932 and operated until 1976, drawing as many as 100,000 visitors each year.

Under Criterion C, McKee Jungle Gardens is significant in the area of Landscape Architecture. It was developed by two visionary entrepreneurs, Arthur McKee and Waldo Sexton, and was designed by landscape architect William Lyman Phillips. It is one of the oldest and largest botanical gardens in Florida. It became famous for its water lily and orchid collections and the hybridizing of exotic plants. McKee Jungle Gardens was the first to successfully grow dozens of varieties of hybrid orchids outdoors year-round in trunks of trees and in special air conditioned greenhouses, designed by Arthur McKee. During World War II it served as a safe haven for prized orchids shipped from England and France. McKee Jungle Gardens had a thriving business in its nursery stocks of both imported and native flora.

**HISTORIC CONTEXT**

Vero Beach

Settlers began to arrive in the Vero Beach area in the 1880s as a result of the Homestead Act of 1862. Early homesteaders found the land rich with promise. Henry T. Gifford, a pioneer arrived about 1888, and established the first post office, known as Vero, in his house in 1891. When railroad lines reach Vero in the 1890s, it accelerated the community's growth as an agricultural center. The first school was established in 1906 and the first church in 1908. The Indian River Farms Company incorporated in 1912, and drained thousands of surrounding acres, many of which became orange groves. A bank was opened in 1914. Vero, with less than 700 residents, was incorporated in 1919 and was selected as the county seat in 1925. The town was later renamed Vero Beach.



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During the early 1920s, thousands of Floridians speculated in real estate. Land was bought, sold, and resold at exorbitant prices. The Florida real estate boom ended in 1926. The economic climate further deteriorated when the area was hit by destructive hurricanes in 1926 and 1928, and the stock market crashed in 1929, leading to the Great Depression. The economic reversal which began in 1926 and continued through the 1930s reduced Vero's rate of population growth. Its population in 1930 was 2,300. The first public courthouse, completed in 1937, was built with WPA funds.

The excesses of the boom years crippled Florida economically until the early 1940s. The economic crisis in Indian River County, which was established in 1925, and Vero was mitigated by a diverse economy of fishing, cattle, citrus, agriculture, and tourism. In 1942, the Vero Beach airport was converted into a Naval Air Station and became a training ground for navy pilots. The influx of hundreds of thousands of service personnel and families during World War II ended Florida's economic crisis and initiated a new period of growth.

Tourism in Florida

Tourism has long been one of the bedrocks of Florida's economic foundation. Prior to the 1880s, travel in Florida was difficult, expensive, and time-consuming. That changed during the era of railroad expansion. Henry Flagler's East Coast Railroad reached Miami by 1896; Henry Plant established an integrated rail and steamship network and had added over 2,000 miles of track across the state. Both Plant and Flagler constructed opulent hotels for the tourists traveling their lines. With travel less difficult, thousands began to visit Florida, seeking the health-restoring benefits of sunshine. Others came because of the good hunting and fishing provided by the state's unspoiled environment. Florida's earliest tourist attraction, the Orchid Jungle, opened in 1886 near Homestead. Silver Springs, near Ocala, operated commercial, glass-bottom boat rides beginning in the 1890s. St. Augustine's Alligator Farm was in operation by 1893.

During the 1920s, Florida's tourism industry surged, due in large measure to the increasing popularity of travel by automobile. The auto enabled more middle-class tourists to visit and opened up new facets of tourist activity. For example, in 1924, Silver Springs was expanded and developed into a major tourist attraction by Carl Ray and W. M. Davidson. To take advantage of the benefits the auto could offer, an expansive effort to improve roads in Florida was undertaken. In 1925, the state had fewer than 900 miles of hard-surfaced roads. By 1930 this figure had soared to 3,254 miles. Automobiles, tourists, and good roads led to the development of house

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trailers, gasoline stations, diners, motels, and tourist attractions throughout the state. In 1926, 1.8 million tourists visited Florida. The collapse of Florida's real estate boom spurred state officials to increase efforts to draw more people to Florida. Despite the Depression, tourists continued to travel to the state. Two million tourists visited Florida in 1936, spending \$224 million. By 1940, the state attracted 2.8 million tourists, and over four million by 1946, with expenditures of \$800 million.

A wide gamut of attractions were devised to entice the Florida tourist, such as motorboat tournaments, golf and tennis resorts, sailing regattas, and spectator sports such as baseball, polo, horse racing, and jai alai. Several state parks were developed and improved during the Depression years by CCC (Civilian Conservation Corps) workers, providing low-cost recreational outlets.

Botanical gardens proliferated during the 1930s, capitalizing on Florida's unique and colorful tropical and sub-tropical vegetation. Several of these were listed in the Federal Writer's Project volume, Florida: A Guide to the Southernmost State, and include the following: Sarasota Jungle Gardens; Selby Botanical Gardens, Sarasota; Oriental Gardens, Jacksonville; Ormond Tropical Gardens; Holly Hill Jungle Gardens; Japanese Gardens, near Belleair; Key West Botanical Gardens; and Azalea Ravine Gardens, Palatka.

Two of the most important botanical gardens established at this time were the Fairchild Tropical Garden in Coral Gables, and Cypress Gardens, near Winter Haven. Fairchild Tropical Garden, which opened around 1934, was developed in a coastal hammock with live oak and sable palms. Many exotic plants were introduced, as they were in McKee Jungle Gardens, and its native flora was enhanced with palms and cycads. The U. S. Department of Agriculture, under the guidance of David Fairchild, operated a plant introduction station in Miami for subtropical species from which Fairchild Tropical Garden received most of its exotic plants. In 1932, Richard and Julie Pope began development of Cypress Gardens, adjacent to Lake Eloise, near Winter Haven. They converted a swamp into a 220-acre garden featuring native and exotic plantings, and winding foot trails. Cypress Gardens opened in 1935, and following World War II, added water skiing shows. Other attractions that could be considered precursors to the world-famous Disney World, which opened near Orlando in 1971, include Marine Studios, near St. Augustine, which opened in 1938 (NR 1986); Weeki Wachee Springs, near Brooksville, which opened in 1947, and featured underwater mermaid shows; and Key Biscayne's Seaquarium, dating from 1955.

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**HISTORIC SIGNIFICANCE**

Among the botanical gardens designed to attract the tourist trade, and pre-dating both Cypress Gardens and Fairchild Tropical Garden, was the McKee Jungle Gardens, near Vero Beach. McKee Jungle Gardens was developed by two visionary men, both of whom were avid horticulturists, Arthur McKee and Waldo Sexton. McKee, a Cleveland industrialist and Sexton, a pioneer realtor, citrus farmer, and entrepreneur, formed the McKee-Sexton Land Company in 1922. They bought an 80-acre coastal hammock along the Indian River to preserve it from citrus grove development. At first, they cleared a few paths and used it as a private retreat and a place to pursue their hobby of horticulture. Later, they used the perimeter of the property for growing nursery stock. They grew tropical orchids and bromeliads in six greenhouses located near the entrance to the property.

In 1925, the partners entered into the operation of a nursery, the Royal Park Exotic Gardens. By 1929, they had decided to transform the pristine hammock and lush Florida jungle into a landscaped botanical garden. Harvard-trained landscape architect William Lyman Phillips was engaged to design the gardens, combining ponds, streams, trails, bridges, waterfalls and plantings into one harmonious setting. Phillips selected landscape architect W. H. Reinsmith as his on-site assistant. Much of the credit for the early development of McKee Jungle Gardens rightfully belongs to Reinsmith, who implemented Phillips' sketches, designs, and verbal instructions. He supervised the day-to-day operation, coordinated all changes with McKee and Sexton, and kept Phillips informed of any problems or changes demanded by Sexton. Construction of the Gardens began in May 1931, and was completed in November of 1931.

Surviving letters between Reinsmith, Phillips, and Sexton, provide an excellent insight into the creation of the Garden. It is clear from the letters that Sexton was very involved in the project, making design suggestions and soliciting advice about his ideas for the Gardens. Reinsmith, in a letter to Phillips, described his days as filled with mapping, leveling, grading, planting, and supervision, but mostly of arguing with Sexton. In one letter he noted that Sexton was going to Chicago for a month, "and then we'll get something done here for a change." It is also apparent that most of the financial support was coming from Arthur McKee.

As early as June 1931, Phillips was expressing concern to Sexton that an effective entrance was needed to capture the attention of motorists speeding down the highway at sixty miles per hour. He suggested that this problem of enticing the motorist could be solved by designing a distinctive entrance, perhaps one with striking pylons or markers; a widening of the roadway where cars



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would be leaving the highway; and a change in character of the roadside at the hammock frontage, such as a high clipped hedge, to arouse interest in what was beyond it.

After the motorist had stopped at the Gardens, Phillips wanted to provide the visitor with a varied experience. He suggested providing a brief transitional space, such as a walled and roofed corridor (perhaps vine covered), to shut the visitor off from what they had been seeing, so that on emerging from the corridor the jungle would appear in a striking and dramatic manner. Just beyond this corridor he wanted a circular lawn, 100-120 feet in diameter, of brilliant rye grass with exotic plants around its edges. As the visitor looked beyond this central void, opposite the corridor, he would see a cut in the jungle that narrowed as it receded, providing a deep mysterious view into the forest. He acknowledged that this plan involved a touch of artificiality, but one that was not without precedent in nature.

Phillips felt that narrow, rambling trails through the hammock would become monotonous and suggested, instead, a network of more direct paths, going from one point of interest to another. Some of these paths could ramble with sharp deflections; others could be straight, but with irregular edges. Phillips stressed the importance of the principle of contrast, with the gloom of the forest counterbalanced by passages of sunlight. He also suggested that the paths be cleared to a width of from 10-12 feet, making it less likely that the visitor would encounter red bugs by brushing against weedy growth, and helping to dispel their fear of snakes.

McKee Jungle Gardens, a name which was chosen for its tourist appeal, was officially opened to the public, without an admission charge, on January 1, 1932. Reinsmith had suggested a charge of fifty cents, which was later adopted and subsequently raised to \$1. The small admission fee only partially covered the expenses and cost of maintenance, and the partners subsidized the gardens from other sources. By the end of the first year, McKee Jungle Gardens had attracted visitors from thirty-seven states and three foreign countries. In March of 1932, however, Sexton was still concerned about the problem of attracting tourists. In a letter to Phillips he noted that "People see our signs and stop, but when they get up to the entrance they seem to have the impression it is nothing but a nursery." Letters between Sexton and Phillips show that the entrance was still being improved as late as July 1938.

Assisting with publicizing the Gardens seems also to have been one of the responsibilities assigned to Reinsmith. He noted in August 1931, that magazines were requesting articles and that he was making presentations to the Woman's Club in Fort Pierce and the Rotary Club. By the mid-1930s, McKee Jungle Gardens was receiving excellent press coverage as a major tourist attraction



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in Florida. Newspapers, vacation magazines, and other periodicals such as the National Geographic ran favorable stories about McKee Jungle Gardens and the breathtaking splendor of a lush natural paradise which included unusual buildings and flora gathered from all over the world. The Gardens attracted more than 25,000 visitors annually during the last half of the 1930s.

The guides had an important share in the success of McKee Jungle Gardens. They opened the grounds at 7 AM, prepared the fruit stand for operation, and until visitors arrived, spent their time watering, weeding, and gathering up debris. They greeted the visitor who passed down the Corridor from the juice stand, and offered to tour them through the facility. The guides were provided a comprehensive plant list for each part of the gardens which they were expected to memorize along with particular features that should be pointed out. For visitors who might not want to walk the trails, such as the elderly, other transportation was available. A pedicab (rickshaw), could be pulled by a guide; and, from May to October, a ten-passenger train was pulled by a small tractor. To protect visitors from mosquitoes during the summer months, the train was covered by a wire screen. The marshland, eastern portion of the property, was never an active part of the tour, but if visitors wished, they could walk existing, dry trails as they were made useable.

In an effort to attract more visitors, animal exhibits were added in the early years of the Gardens' history, with varying success. A pheasant had to be released because he persisted in dashing himself against his cage; some wild herons escaped, while others had to be released to comply with a state law forbidding their captivity during mating season; the turkeys had a tendency to roam the highway, and one was struck and killed by a car; many of the black snakes who liked to sun themselves on lily pads were shot (presumably to dispel the fears of visitors); and the alligators escaped from a small pen which had been constructed to contain them ca. 1932. More successful were the parrots which adorned the conservatory, the strutting peacocks, deer (for whom a pen was constructed ca. 1932), native frogs, and the tropical fish in the ponds and waterways. By 1938, Sexton was expressing interest in adding a monkey display to the Gardens' features. In the late 1930s-early 1940s, a petting zoo and tropical bird aviary were added to the Gardens. Birds and butterflies continue to be attracted to the food sources offered by the Gardens. Twenty-six species of butterflies have been documented and in 1993, the Vero Beach Audubon Society recorded thirty-four species of birds.

In 1941, McKee bought Sexton's share and became sole owner of the attraction. Thereafter, he designed and built the first mechanically air-conditioned greenhouse in existence. For four years during World War II, McKee Jungle Gardens was closed to the public and was used to train Navy

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and Marine personnel in jungle combat and survival. Considered too large after World War II to maintain with the limited available labor, the commercial size of McKee Jungle Gardens was cut by 50 percent. The change appealed to many visitors who liked the shorter tours.

In 1946, McKee hired David Fairburn, an orchidologist from the St. Louis Botanical Gardens as McKee Jungle Gardens' director. Fairburn and his wife, Mary, developed the best and most extensive orchid collection in Florida. The cultivation of orchids made the Gardens internationally famous and become one of its greatest attractions during the 1940s and 1950s. Orchids grown in hollowed out logs filled with moss were placed in aesthetically pleasing circles around the waterfall. McKee's grandson, Arthur McKee Latta, subsequently expanded and built a modern air-conditioned orchid display house (not extant).

**LATER HISTORY**

By the early 1970s, attendance at the Gardens had dropped dramatically due to competition from new large-scale attractions such as Disney World, and because new super highways built inland shifted traffic away from U. S. 1. In 1976, after forty-four years of operation, Arthur McKee's grandson, Arthur McKee Latta, decided to sell the Gardens. The property was purchased by Vista Properties of Vero Beach for \$1 million. Vista developed 62 acres into condominiums, golf course, and club house, leaving a little over 18 acres (the heart of the Gardens) in its natural state for the condominium residents to enjoy. In the mid-1980s, Latta's widow appealed to the Board of County Commissioners to buy the remaining eighteen-acre tract for \$1 million. This appeal failed.

In 1988, Vista Properties announced its decision to either sell or develop the remaining acreage. An option was obtained for the development of a shopping center, subject to County approval. This motivated a group of dedicated local citizens, led by botanist Jim Haeger, to form the McKee Jungle Gardens Preservation Society, Inc. When the shopping center was turned down by the County in early 1989, this group expressed an interest in purchasing the property. However, they lacked the \$2.5 million asking price, and again tried to interest the County in purchasing the property. A referendum was placed before the voters in November of 1989, but failed by 600 votes.

In 1990, the McKee Jungle Gardens Preservation Society changed its name to the Indian River Land Trust (IRLT) and continued its pursuit of the preservation of the Gardens. In January 1994, the IRLT with the help of the Trust for Public Land (TPL) obtained a one year option to purchase McKee Jungle Gardens, along with 80 acres of wetlands, for \$1.6 million. In a recent fund raising

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campaign, \$2 million in cash and pledges was raised. The IRLT finalized the purchase of the property in December 1995, insuring an opportunity for McKee Jungle Gardens to continue to provide educational and recreational programs for visitors, along with substantial economic benefits to the community of Vero Beach.

**SEXTON AND MCKEE**

Waldo E. Sexton was one of Vero's earliest successful land developers and has been variously called one of the most colorful persons that Florida has ever known, an imaginative entrepreneur, an outrageous, old-time eccentric, and an "irresponsible screwball."

Sexton was born in 1885 in Shelbyville, Indiana, and graduated from Purdue University School of Agriculture in 1911. A temporary trip to Florida in 1914 to sell tilling machines extended to a lifetime career in Vero where he was instrumental in the economic development of the community through his activity in citrus and cattle farming, tourism, and real estate. He helped organize the Indian River Citrus League and developed three varieties of avocados, one named "Sexton" by the U.S. Department of Agriculture. He built and operated the Driftwood Inn and Restaurant (NR 1994). In 1958, he was honored as one of Indian River County's outstanding citizens. Sexton died in 1967 at the age of eighty-two.

Arthur G. McKee was the principal financial backer of McKee Jungle Gardens. McKee, born in Pennsylvania in 1871, graduated from Penn State with a degree in mechanical engineering. In 1904, McKee created a new and more efficient process of smelting iron ore and is credited with many improvements in the blast furnace and rolling mill operation methods used in the production of steel. He founded and served as President and Chairman of the Board of the Arthur G. McKee Co. of Cleveland, Ohio. The company designed and built petroleum and iron and steel industrial plants around the world, one of which was the largest steel mill in Russia.

**LANDSCAPE SIGNIFICANCE**

McKee Jungle Gardens is an excellent example of the naturalist school of landscape design. This type of landscape design can be traced to the writings of Andrew Jackson Downing. His Treatise on the Theory and Practice of Landscape Gardening (1841) was a popular basic guide that was revised by a number of authors as late as the 1920s. Downing's writings helped cultivate an aesthetic appreciation of the picturesque quality of untamed nature. The naturalistic tradition of landscape gardening that grew out of his influence stressed scenic vistas, variations in topography,



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and natural features such as vegetation, streams, and rock outcroppings. Naturalistic landscape gardening takes advantage of dramatic devices, such as strong variations of light and shadow, the sounds of moving water, and enveloping vegetation. This design ethic also spurred an appreciation for the use of native materials (logs, wood, stone, thatch) in the construction of roads and trails and in picturesque man-made structures such as steps, seats, shelters, and bridges. Rockwork was an important scenic component of naturalistic landscape design.

Downing's aesthetic principles were influential in the design of America's urban parks in the late-nineteenth century and in the establishment of an American style of natural gardening. In 1917, An Introduction to the Study of Landscape Design was published by Henry Hubbard and Theodora Kimball of Harvard's School of Landscape Architecture. Revised in 1929, this was the major textbook in schools of landscape architecture until the 1950s. The text strongly promulgated the naturalistic gardening style and served to translate Downing's concepts into practical approaches for twentieth-century designers.

In the early twentieth century an interest developed in regional variations of naturalistic gardening. Wilhelm Miller, a horticultural writer, published articles on gardening specific to New England and to the Midwest prairie. A regional style also developed in California, beginning with the 1914 publication of California Gardening by Eugene O. Murmann.

The unique climate and temperature of Florida would appear to have fostered a regional school as well. As early as 1885, the special gardening challenges and rewards of Florida were being documented. However, as late as 1924, gardeners in Florida found that practical and dependable information on plants adapted to the state was "scattered and incomplete." Still, there was a strong interest in gardening in Florida. Nurseries operating in the state in the late nineteenth century offered a variety of exotic, native tropical and sub-tropical plants. Garden clubs throughout the state were instrumental in disseminating gardening information particular to Florida. The Garden Club of Jacksonville, organized in 1922, published a series of booklets between 1924 and 1931, that dealt specifically with Florida's landscape possibilities. One of the earliest manuals for Florida gardeners, In Florida Gardens, was prepared in 1924, by two members of the Garden Club of Jacksonville.

McKee Jungle Gardens draws from all these sources in its naturalistic design: the aesthetics of Downing, the influence of Harvard's School of Landscape Design, and the specific knowledge compiled about Florida's own diverse plant life. Located in a native hammock, McKee Jungle Gardens was developed to take advantage of this unique natural setting. As part of the Indian



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River estuary, McKee Jungle Gardens still retains a natural stand of live and laurel oak, red maple, cabbage palm, slash pine and palmetto, with an intricate weaving of morning glories, moon flowers, Spanish moss and wild grapes. At this latitude the coastal forest has an understory of subtropical flora. All this was augmented with flowering shrubs, orchids and USDA-introduced fruits, palms and other experimental plants. The Harvard-trained designer of the Gardens incorporated and harmonized manmade improvements into this natural setting, using informal design elements, preserving existing vegetation and rock formations, creating naturalistic rockwork, developing vistas and viewpoints, and constructing rustic shelters. McKee Jungle Gardens remains predominantly as it was when McKee and Sexton owned it.

The construction of rustic site furnishings to enhance the naturalistic gardens was a particular challenge to the landscape architects. Rustic rock bridges and stone seats were constructed without difficulty. However, the dampness of the environment made it difficult to construct anything out of wood. At one time, rain shelters were constructed. These open structures with palmetto frond roofs supported by four upright poles no longer exist. Attempts were also made at constructing wooden park benches and bridges. In a letter to Sexton in October 1931, Phillips expressed some dislike of the wood bridges that had been erected over the Watery Maze portion of the Gardens, saying "admittedly, the perishability of rustic work in Florida tends to discourage its use, but I have an impression that Red Mangrove limbs would prove to have a durability quite sufficient for use as girders and handrails." In a letter to Phillips, Reinsmith suggested the use of black mangrove, or of using less expensive live oak and accepting the fact that rustic work would need to be replaced every two years. In a letter to McKee in October 1932, Reinsmith reported that some of the bridge rails in the Watery Maze had been replaced by "very clever giant bamboo members fastened with wire." He noted that as yet he had not found a suitable and lasting wood for a truly rustic bridge, although he had yet to try pencil cedar which had been recommended to him.

Park benches with glued cypress ends had not held up well, but Reinsmith was investigating a suggestion that the ends be made of reinforced concrete with a coquina finish. If that was successful, only the wood slats would need periodic replacement. The architects also discussed the need for native and comfortable rustic seats in the Cathedral and Glen areas, primitive enough to blend in with the setting.

McKee Jungle Gardens has ties and similarities to Fairchild Tropical Garden in Coral Gables, which opened around 1934. Fairchild Tropical Garden was also developed from a coastal hammock that contained live oak, sable palms, and cycads. David Fairchild operated a plant

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introduction station for the U.S. Department of Agriculture. Both gardens received a number of their exotic plants from this source. Many of the exotic plants for McKee were personally collected by McKee, Sexton, and their master gardener and horticulturist, Jens Hansen. Hansen served as the superintendent at the Royal Park Exotic Gardens nursery and then at McKee Jungle Gardens from 1927 until his death in 1949.

William L. Phillips

William Lyman Phillips was born in Somerville, Massachusetts, in 1885. He graduated from Harvard in 1908, and received a Masters degree in Landscape Architecture from Harvard in 1910. His career as a landscape architect provided him with opportunities for travel and he lived and worked in Montreal, Panama, Puerto Rico, France, and California. After graduation from Harvard, he was employed for a period in the Olmsted Brothers firm. In 1913-1914, he was the official landscape architect to the Canal Commission and laid out the headquarters town of Balboa, at the Pacific entrance to the Panama Canal. During World War I, he served in the Construction Division of the Army in Puerto Rico, and later as a camp planner in several southern towns including Columbia, South Carolina, and San Antonio, Texas. He was living in Paris in 1923, when he met and married his wife, Simone. They had two daughters. Between special engagements, he worked for Olmsted Brothers on projects in California and Florida. By around 1928, Phillips had settled in Florida and was engaged in a number of projects throughout the state, including the landscape plan of the Mountain Lake Sanctuary near Lake Wales, Florida (NR 1993, as Mountain Lakes Estates Historic District). In 1933, Phillips helped plan projects for the Civilian Conservation Corps (CCC) in Dade County. In 1934, he drew up plans for Greynolds Park and Matheson Hammock.

He also designed Crandon Park, Bakers Haulover Park, and Homestead Bayfront Park. When the intent to build Fairchild Tropical Garden was announced in 1938, Phillips became involved in the design of the project, and supervised CCC work on its construction. He remained with the CCC until 1941. From 1943-1954, Phillips was the landscape architect of Fairchild Tropical Garden. Through his work throughout the state of Florida, Phillips was instrumental in the development of a regional landscape design that incorporated the state's unique vegetation, topography, and climate.

Phillips described his philosophic approach to life and his work as follows: "Works of art I think, though they may give pleasure to others for a certain time, are chiefly of value to the doer in the doing. The reward was spread out along the way in having something to do and knowing how to

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do it, in being able always to look on the world curiously, finding interest in the works of nature and the works of man."

Winton H. Reinsmith

Winton H. Reinsmith was the on-site architect who translated and implemented all of Phillips' designs into practical use. He supervised the day-to-day operations and worked with both McKee and Sexton to realize the Gardens. His status reports, prepared for Phillips, provide an excellent account of the development of the project. The dates of Reinsmith's employment at McKee Jungle Gardens are uncertain. His last status report to Phillips is dated October 19, 1932; however, Reinsmith's signature is on a map of the Gardens dated May 25, 1933. Little is known of his private life other than he was married, had two children, and while working at McKee Jungle Gardens, lived in the Vero Beach area.

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MCKEE JUNGLE GARDENS  
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MCKEE JUNGLE GARDENS

Name of Property

Indian River Co., FL

County and State

**10. Geographical Data**

Acreage of Property 18 apprx.

**UTM References**

(Place additional references on a continuation sheet.)

1	1	7	5	6	0	6	4	0	3	0	5	4	1	1	0
Zone			Easting			Northing									
2	1	7	5	6	1	5	2	0	3	0	5	4	1	1	0

3	1	7	5	6	1	5	2	0	3	0	5	3	4	8	0
Zone			Easting			Northing									
4	1	7	5	6	0	8	6	0	3	0	5	3	4	8	0

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Sherry Piland/Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation

date December 1997

street &amp; number R.A. Gray Building, 500 S. Bronough Street

telephone (850) 487-2333

city or town Tallahassee

state Florida

zip code 32399-0250

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items**

(check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name

street &amp; number

telephone

city or town

state

zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.



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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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MCKEE JUNGLE GARDENS  
INDIAN RIVER COUNTY, FLORIDA  
GEOGRAPHICAL DATA

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### VERBAL BOUNDARY DESCRIPTION

Parcel No. 13-33-39-00007-0000-00002.0, Indian River County Property Appraiser  
Office.

### BOUNDARY JUSTIFICATION

The approximate 18 surviving acres of the McKee Jungle Gardens is identified by a bold line on the accompanying site plan map. The remaining acreage of the historical gardens has been subdivided and developed into a condominium community.

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**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Vero Beach Diesel Power Plant

other names/site number City of Vero Beach Municipal Power Plant

IR 975

**2. Location**

street & number 1246 19<sup>th</sup> Street n/a ☐ not for publication

city or town Vero Beach n/a ☐ vicinity

state FLORIDA code FL county Indian River code 061 zip code 32960

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination  
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of  
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant  
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

  
Signature of certifying official/Title

1/14/99  
Date

Florida State Historic Preservation Officer, Division of Historical Resources

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

☐ entered in the National Register  
☐ See continuation sheet

☐ determined eligible for the  
National Register  
☐ See continuation sheet.

☐ determined not eligible for the  
National Register  
☐ See continuation sheet.

☐ removed from the National  
Register.

☐ other, (explain) \_\_\_\_\_

Vero Beach Diesel Power Plant

Name of Property

Indian River Co., FL

County and State

**5. Classification****Ownership of Property**

(Check as many boxes as apply)

- ☐ private  
☒ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**

(Check only one box)

- ☒ buildings  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	total

**Name of related multiple property listings**

(Enter "N/A" if property is not part of a multiple property listing.)

n/a

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

Government: Public Works

Industry/Processing/Extraction: Energy Facility

**Current Functions**

(Enter categories from instructions)

Government: Storage

**7. Description****Architectural Classification**

(Enter categories from instructions)

Other: Masonry Vernacular

**Materials**

(Enter categories from instructions)

foundation Concrete

walls Brick

Metal

roof Other: Tar &amp; gravel

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Section number 7 Page 1

**VERO BEACH DIESEL POWER PLANT**  
**Vero Beach, Indian River Co., FL**

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**SUMMARY**

The Vero Beach Diesel Power Plant, built in 1926, is located in downtown Vero Beach on a two-acre site adjacent to several major transportation corridors. The masonry vernacular building has a large open floor space with ceiling heights up to 35 feet. Multiple-pane windows on the north wall allowed light into building while windows on the east and west provided cross ventilation and air circulation. A large portion of the south wall was constructed of removable panels of metal and wood. Additional concrete block office and storage spaces were added in the late 1930s and early 1940s on the west side of the building. Until 1995, the building housed six working generators. Today, the building is vacant except for a non-working 1937 diesel generator.

**SETTING**

The Vero Beach Diesel Power Plant is located on approximately two-acres of a city owned property south of 19th Place and on the west side of the Florida East Coast Railway (FEC) tracks. The zoning for this area is designated by the City of Vero Beach comprehensive land use plan as M [Industrial] Zoning. The site has approximately 298 feet of frontage on 19th Place with an average depth of 215 feet. This two-acre site is generally flat and slightly above street grade while drainage is handled off-site by street storm drains. The site has access from curb cuts located on both 19th Place and 12th Court.

The northern border of the diesel plant site is 19th Street. This was once a two-lane, neighborhood access road, but is now the four-lane, eastbound lane of a major state road, State Road 60. The westbound lane is 20th Street, the original State Road 60, located a block to the north of 19th Street. This divided section of State Road 60 is known as the "Twin Pairs." A city owned parking lot is located between 19th Place (eastbound State Road 60) and 20th Street (westbound State Road 60). On the western edge of the power plant property is 12th Court, a city street, which connects with the Twin Pairs. This road ends one block to the north at 20th Street and one block to the south of the power plant. Other transportation corridors important to this site are U.S. 1 located one block to the east and north, and the original Old Dixie Highway located one block to the west. The double tracks of the FEC are located on the eastern border of the property. These double tracks allowed equipment and diesel fuel needed to support the city's electrical service to be shipped to the city's generators. On the southern edge of the diesel plant property is a vacant block of land where an early citrus packing house was once located.

**PHYSICAL DESCRIPTION**

The Vero Beach Diesel Power Plant is a one-story building of brick and concrete (Photo 1). Its foundation is poured concrete with support pilings rising thirty-five feet. It has a nearly flat roof with a concrete



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Section number 7 Page 2 **VERO BEACH DIESEL POWER PLANT**  
**Vero Beach, Indian River Co., FL**

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capped parapet, slightly raised in the central bay of the main elevation. The brick elevations are accented with molded concrete belt courses and a water table. The original plans for the roof called for a reinforced concrete slab, but a wooden roof was used instead. In a hurricane in 1928, a third of the wooden roof was ripped off causing damage to the generators. When repairs were made, the reinforced concrete slab was put in place. The diesel plant contains 12,470 square feet with ceiling heights ranging from 16 feet to 35 feet.

On the main block of the building, the main (north) elevation (Photo 2) has three bays: a central entrance flanked by large window areas in slightly recessed panels. A smaller window area is above the entrance. The east and west elevations (Photos 3 & 4) are similar, having six bays with smaller, paired, multi-paned windows in slightly recessed panels. Pilasters separate the bays. The south wall consists of removable panels of sheet metal (Photo 3). These panels allowed the large generators to be moved in and out of the building.

One-story, brick areas of similar design, but with sixteen-foot ceilings, are located on the east and west sides of the main block (Photos 3 & 4). The block at the northwest corner of the building contains the main public entrance to the power plant and served as an office and reception area. The long brick area on the east side of the main building housed the controls for the diesel engines and generators. In the late 1930s and early 1940s, a shortage of storage and office space resulted in the attachment of a concrete block and frame building with gable and shed roofs to the west side of the main building (Photo 5). The city's water system, originally housed at this location, was moved to a new building in the late 1950s.

On the interior, the main room has a series of large wells from four to eight feet in depth where the diesel generators were located (Photo 6). Two older 25 HP engines and a new 750 HP unit were moved into the new power plant building when it opened in 1926. In 1937, another 750-kilowatt diesel generator was added. When the building was vacated in 1995, six generators were located in this building. Five of these were in working order and were declared surplus property to be sold for use in third world nations. The only non-working generator unit was the 1937 diesel which has been retained and is prominently located in the middle of the main room (Photo 7).

**NON-CONTRIBUTING RESOURCE**

Located to the northwest of the brick power plant building is a metal storage shed, approximately 40 by 30 feet (Photos 1 & 5). This non-contributing building is not considered part of the diesel plant building and is slated to be removed from the site.